CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
VIRTUAL MEETING
THURSDAY, AUGUST 6, 2020 – 6:00 P.M.

		Cumulative Attendance May 2020 – April 2021	
Grant Henderson, Chair	P	1	0
Ed Strobel, Vice Chair	P	1	0
Cliff Berry II	A	0	1
Dierdre Boling-Lewis	P	1	0
Robyn Chiarelli	P	1	0
Barry Flanigan	P	1	0
Richard Graves	P	1	0
James Harrison	P	1	0
Rose Ann Lovell	P	1	0
Kitty McGowan	A	0	1
Norbert McLaughlin	P	1	0
Ted Morley	P	1	0
Rossana Petreccia	A	0	1
Bill Walker	A	0	1
Steve Witten	P	1	0

As of this date, there are 15 appointed members to the Board, which means 8 would constitute a quorum.

Staff
Andrew Cuba, Manager of Marine Facilities
Jonathan Luscomb, Marine Facilities Supervisor
Sergeant Todd Mills, Fort Lauderdale Police Department
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Henderson called the meeting to order at 6:00 p.m. and roll was called.

II. Approval of Minutes – March 5, 2020

Motion made by Mr. Morley, seconded by Vice Chair Strobel, to approve. In a voice vote, the **motion** passed unanimously.

III. Statement of Quorum

It was noted a quorum was present at the meeting.

IV. Introduction of New Member – Dierdre Boling-Lewis

V. Introduction of New Member – Steve Witten

New Board members Deirdre Boling-Lewis and Steve Witten introduced themselves at this time.

VI. Marine Advisory Board Elections

- **Chair**

Mr. Harrison made a **motion** to nominate Barry Flanigan as Chair. [The **motion** died for lack of second.]

Mr. Morley made a **motion**, seconded by Mr. Strobel, to nominate Grant Henderson as Chair.

In a roll call vote, Mr. Henderson was re-elected as Chair 10-0. (Ms. Chiarelli did not vote.)

- **Vice Chair**

Mr. Henderson made a **motion**, seconded by Mr. Morley, to nominate Ed Strobel as Vice Chair. In a roll call vote, Mr. Strobel was unanimously re-elected as Vice Chair.

VII. Waterway Crime & Boating Safety Report

Sergeant Todd Mills of the Fort Lauderdale Police Department's Marine Unit reported the following activity from March through June 2020:

- March: 13 citations, 58 warnings, 19 safety inspections, 1 accident, 10 incident reports
- April: 6 citations, 16 warnings, 2 safety inspections, 0 accidents, 14 incident reports
- May: 15 citations, 83 warnings, 16 safety inspections, 4 accidents, 16 incident reports (including 3 burglaries)
- June: 5 citations, 35 warnings, 4 safety inspections, 1 accident, 14 incident reports (including 2 burglaries)
- July: 11 citations, 90 warnings, 11 safety inspections, 2 accidents, 9 incident reports

Sgt. Mills continued that the Department conducted hurricane preparations due to the recent tropical storm. A number of waterway issues related to the COVID-19 pandemic occurred as well, including anchoring to sandbars, rafting, and failure to comply with pandemic safety restrictions. He clarified that the number of individuals permitted on a boat depends upon vessel size, with a maximum of 10 people on a large boat.

Sgt. Mills recalled that the Fort Lauderdale International Boat Show is still scheduled as normal. He was not aware of any restrictions related to the ongoing pandemic at this time. The Winterfest Boat Parade is still planned according to schedule, and the Tortuga Music Festival is scheduled to go on. The Air and Sea Show is not currently listed on the City's special events schedule, although tickets are still available on its website.

VIII. Waiver of Limitations – Richard & Liliane Bolz / 1180 N. Federal Hwy. #609 Slip #4

Adam Licht, representing the Applicants, showed a PowerPoint presentation on the Application. The Applicants own a slip at the Riva Residences and hope to install a four-post, 15,000 lb. boat lift at a distance of 5 ft. beyond the 25 ft. limitation. He reviewed the Site Plan, noting that the distance from the natural shoreline of the Middle River to the wet face of the seawall at Slip #4 is roughly 338 ft.

Additional exhibits included a cross-section review of the proposed lift. The distance from the natural shoreline to the boundary of the sovereign submerged land lease is 291.5 ft. The distance from the natural shoreline to the proposed boat lift is 380 ft.

Because this would be the sixth boat lift installed on the subject property, it must comply with Fort Lauderdale's Code limitation of only one mooring device per 100 linear ft. of shoreline. The Riva Residences have 412 linear ft. of shoreline. There are five existing boat lifts on the site.

Vice Chair Strobel requested clarification that the proposed boat lift would not extend further into the waterway than other boat lifts on the property. Mr. Licht confirmed that all lifts are approximately 30 ft. from the furthest piling. This distance and the size of the lift would accommodate a boat roughly 35 ft. in length.

It was noted that an anonymous individual had submitted a letter regarding each of the three waiver applications for 1180 N. Federal Highway. Mr. Harrison commented that while the letter had expressed concern regarding boats in the event of a hurricane, vessels would actually be safer on boat lifts than in the water. It was noted that four of the boat lifts approved on the subject property extend beyond the City's limitation.

Ms. Boling-Lewis noted that the City requires a finding of extraordinary circumstances for the approval of a waiver of this nature. The circumstance cited in this Application was the necessity of protecting a vessel docked near a waterskiing area. Mr. Cuba advised that this is a historically accepted extraordinary circumstance in the view of the

City Commission. Vice Chair Strobel explained that the wakes generated by boats with waterskiing can be massive, causing damage to nearby docked boats.

Mr. Witten asked if the Board is permitted to discuss multiple applications for the same address in total, as all three waivers would affect the subject property. Chair Henderson replied that individual applications must still go through the presentation process to ensure consistency in the Board's decisions. Mr. McLaughlin added that many of the boat slips at condominiums in the City are similarly configured, which makes it difficult to limit the number of waivers or variances for those properties.

There being no further questions from the Board at this time, Chair Henderson opened the public hearing. As there were no other individuals wishing to speak on this Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Vice Chair Strobel, seconded by Mr. Morley, to approve. In a voice vote, the **motion** passed unanimously.

IX. Waiver of Limitations – Robert Wilson & Peter Zupkofska / 1180 N. Federal Hwy. #1106 Slip #19

Mr. Licht, representing the Applicants, showed a PowerPoint presentation on the request, stating that this Application is for a different boat slip on the same location as previously presented. The request is for a 5 ft. extension beyond the 25 ft. limitation for a 16,000 lb. boat lift. It is approximately 350 ft. from natural shoreline of the river to the back of the slip, 319 ft. from the natural shoreline to the sovereign submerged land lease boundary, and 330 ft. from the natural shoreline to the proposed lift.

Mr. Flanigan asked if the Riva Residences' condominium association has been made aware of appropriate practices for boats docked at their facility in the event of a hurricane. Mr. Licht stated that this association was only recently formed and may be working toward a hurricane plan, although he has not discussed such a plan with them.

It was determined that the anonymous letter did not need to be read into the record, as the Board members had received copies for their review.

There being no further questions from the Board at this time, Chair Henderson opened the public hearing. As there were no other individuals wishing to speak on this Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Vice Chair Strobel, seconded by Ms. Lovell, to approve. In a voice vote, the **motion** passed unanimously.

X. Waiver of Limitations – Scott Rappoport / 1180 N. Federal Hwy. #408 Slip #17

Mr. Licht, representing the Applicant, showed a PowerPoint presentation on the Application, which is for a boat lift at a different slip at the same location as the two previous requests. The width of the river is 360 ft. from the natural shoreline to the wet face of the seawall at Slip #17. The request is for an 8 ft. extension beyond the 25 ft. limit. The vessel currently docked at this 40.5 x 16 ft. slip is 34 ft. in length.

Vice Chair Strobel asked if this is the furthest extension the Board has approved for the subject property. Mr. Licht confirmed this, noting that the boat will be docked bow in. Mr. Strobel commented that he did not recommend extending further into the waterway than 30 ft. total. Mr. Morley agreed, stating that the request should be consistent with other waivers that have not exceeded a 5 ft. extension past the limit.

Mr. Licht explained that the Applicant has requested the 8 ft. extension at the recommendation of the contractor and manufacturer of the lift, who advised that they needed 8 ft. to accommodate the Applicant's boat. He has not discussed a 5 ft. extension with the Applicant, who owns both the rights to the slip and the sovereign submerged land lease.

The Board discussed retaining a 30 ft. extension as a consistent limitation. Vice Chair Strobel asked if the Applicant would be required to submit a new Application for a 5 ft. extension, or if he could amend the current Application. Mr. Cuba clarified that the Board may make a motion restricting the extension to 5 ft.

There being no further questions from the Board at this time, Chair Henderson opened the public hearing. As there were no other individuals wishing to speak on this Item, the Chair closed the public hearing and brought the discussion back to the Board.

Scott Rappoport, Applicant, explained that his vessel requires a 24,000 lb. boat lift. The condominium association's dockage rules require bow-in docking. He needs the additional 3 ft. waiver in order to meet these requirements. He also noted that the waterway is nearly 400 ft. wide at the subject location. He added that the water is very shallow at the location of his slip, making it difficult or impossible to dock his boat stern-in. He concluded that an additional 3 ft. extension seemed inconsequential.

Mr. Harrison commented that unless all boats on the subject property were removed from their lifts and placed in the water, he felt the 3 ft. difference would not be noticeable. While he acknowledged the need for consistency, he pointed out that the Board is asked to approve lifts where boats are already docked, rather than permitting a larger vessel to be docked there.

Chair Henderson observed that part of the Board's charge is to review safety in navigation, and that placing pilings 3 ft. further east would not impede this safety in the waterway. Mr. Morley asked if the pilings would be located at a stepped-down location in the submerged land lease. Mr. Licht further clarified that the Applicant's boat is docked at the largest slip available at the condominium.

Mr. McLaughlin advised that whether a boat is in the water or on a lift, it will extend further into the waterway than the lift mechanism itself. He noted that many developments require boats to be docked bow-in as a way to prevent erosion of their seawalls. He noted that a 3 ft. difference in the location of the pilings was not likely to be affected by whether or not the vessel is in the water or on a lift.

Mr. Morley asked if the PowerPoint showed a better view of the entirety of the property so the Board may see the full stepped-down area, not only the area at Slip #17. It was confirmed that the vessel would still be within the limits of the submerged land lease.

Mr. Graves expressed concern that granting an additional 3 ft. could establish an unwanted precedent for the future. Mr. Witten stated that the reason the waiver has been requested at 8 ft. rather than 5 ft. is the size of the Applicant's boat, which means a subsequent applicant could conceivably ask for an even larger vessel to be accommodated in the future, and for pilings that extend further into the waterway.

Mr. Rappoport clarified that the beam of his vessel is 11.9 ft. and the slip allows roughly 4 to 5 in. on either side. He added that due to the size of his boat, he has to time the tides in order to move under the nearby bridge, and had not witnessed any boats larger than his coming from the north since he has lived at the Riva Residences.

Motion made by Ms. Lovell, seconded by Mr. Harrison, to approve at the 8 ft [requested]. In a roll call vote, the **motion** passed 9-1 (Mr. Graves dissenting). (Ms. Chiarelli did not vote.)

XI. Old / New Business

Mr. Luscomb reported that Suntex is close to an appearance on the state's agenda to finalize the revenue sharing agreement for the Las Olas Marina. If they are approved in September 2020, they will then go before the City Commission to request taking possession of the facility. No changes may be made to the project once approval has been issued.

Mr. Flanigan asked if the project will include commercial dockage. Mr. Luscomb replied that the City has been restricted to allow commercial vessels in the marina as conditions of Environmental Protection Agency (EPA) agreements issued in the 1990s. He noted that when the City dredged this site, seagrass was found; however, once the water reaches a certain depth, seagrass is less likely to survive. If there are no potential impacts to seagrass after the site is dredged, environmental issues no longer apply and the submerged land lease may be renegotiated if that is Suntex's desire.

Mr. Graves asked if Suntex has also taken over the lease for the Bahia Mar property. Mr. Luscomb advised that Suntex bought into the Bahia Mar project and has a significant position within that facility's lease. Any conflict of interest regarding the

operation of both sites remains to be seen. He noted that Bahia Mar is preparing to construct a promenade along the eastern seawall of the marina.

Mr. Flanigan recalled that he had asked Mr. Cuba to distribute a letter to the Board members from a subsidiary of Carnival Cruise Lines. The letter describes the conditions the cruise industry is currently facing due to the ongoing COVID-19 pandemic. He explained that the Board might consider a request that the City Commission defer dockage fees for commercial operations, recognizing the impact the pandemic has had on these businesses. He pointed out that many commercial operations, such as the Water Taxi and dinner cruise boats, are either restricted or not operating at this time.

The Board discussed the suggestion, with Mr. Morley pointing out that it would be difficult to draw a line between different types of commercial operations. The letter from Carnival addresses a number of cruise ships which operate under foreign flags rather than local businesses based in Fort Lauderdale.

Mr. Flanigan stated that when cruise vessels dock in Fort Lauderdale, they disperse a large number of individuals into the City who contribute to its economy. He noted that many of these cruise passengers spend money on local tourism, including fishing and dinner boats. The request is intended to include commercial boats that dock at City marinas.

Mr. Witten commented that there is no definitive timeline by which to discuss the COVID-19 pandemic's effect on businesses. He did not feel this was an appropriate time to come up with a recommendation, although the issue was worthy of further discussion. Mr. Morley suggested that this be added to a future Board Agenda, and that information be provided on the number of vessels affected.

Mr. Luscomb explained that when the pandemic struck, the City adopted a policy that they would work with businesses to defer but not forgive rent at all leased City facilities, not only docks. While the City is offering grants and loans to assist businesses during the pandemic, he was not certain that the City Manager would be willing to cut rates. He characterized the letter as a slippery slope, as an exception made for one business could lead to exceptions requested by other businesses at City facilities.

Mr. Flanigan asked if all commercial entities renting City docks are paid in full. Mr. Luscomb replied that most of these businesses are current within one month. He noted, however, that the pandemic is not yet over and there may be further impacts, and policy is set by the City Manager.

Chair Henderson requested that this topic be an item on the next Board Agenda.

Mr. Flanigan also asked if results of core samples from near compromised sewer lines are available. Mr. Cuba advised that this data is expected to be complete by September 2020 and will be shared with the Board once it is available.

XII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:28 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, ProtoType, Inc.]

ITEM V

MEMORANDUM MF NO. 20-09

DATE: August 17, 2020

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: September 3, 2020 MAB - Dock Waiver of Distance Limitations – Mark Tkach / 1776 SE 10th Street

Attached for your review is an application from Mark Tkach / 1776 SE 10th Street (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicants are requesting approval for the installation installation of one (1) 50,000 pound 8-post boat lift extending a maximum of approximately 29.9' from the property line into the Rio Carmena. The distances this structure extends from the property line into the Rio Carmena is shown in the survey in **Exhibit 1** and summarized in Table 1 below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Boat Lift	**29.9'**	**25'**	**+/-4.9'**

ULDR Section 47-19.3 C limits the maximum distance of mooring structures to 25 feet, or 25% of the width of the waterway, whichever is less. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant has indicated that the boat lift is necessary for safely mooring the resident's vessels, especially during high wind events and severe weather.

PROPERTY LOCATION AND ZONING

The property is located within the RS-4.4 Residential Single Family/Low Density District Zoning District. The Summary Description states that the extraordinary width of the waterway from the project site to the closest structure is +/- 985 feet.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been 3 waivers of docking distance limitations within close proximity approved by the City Commission since 2009. A

comparison of these as shown in Table 2 including the maximum distances of all mooring structures extending into the New River follows:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
2009	1725 SE 12 Street	63’
2011	1801 SE 7 Street	42’
2013	1627 SE 7 Street	47.2’

RECOMMENDATIONS

Should the Marine Advisory consider approval of the application, the Resolution under consideration for approval by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.
2. The applicant is required to install and affix reflector tape to the proposed boat lift piles in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).
3. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide the City’s Supervisor of Marine Facilities with copies of “As Built” drawings from a certified and licensed contractor.

AC
Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Jon Luscomb, Supervisor of Marine Facilities

1776 SE 10th Street
APPLICATION FOR WATERWAY WAIVER

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

CITY OF FORT LAUDERDALE
MARINE FACILITIES
APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

APPLICATION FORM
(Must be in Typewritten Form Only)

1. LEGAL NAME OF APPLICANT - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):

   NAME: **Mark Tkach**

   TELEPHONE NO: 602-513-1300 (home) 480-755-5432 (business) EMAIL: MTKACH@RIDENOW.COM

2. APPLICANT"S ADDRESS (if different than the site address): **1776 SE 10th Street Fort Lauderdale, FL 33316**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
   The applicant requests a waiver for the proposed construction of an 8-post boat lift beyond 25 feet from the property line.

4. SITE ADDRESS: **1776 SE 10th Street Fort Lauderdale, FL 33316** ZONING: **R.S-4.4**

   LEGAL DESCRIPTION AND FOLIO NUMBER:
   RIO VISTA ISLES UNIT 5 8-7 B LOT 34 TO 36 & TRIANGULAR POR OF LAND LYING E OF E/L SAIDLOT 36

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
   Warranty Deed, Survey, Zoning Aerial, Photos, Project Plans

Mark Tkach
Applicant's Signature

8/11/20
Date

==========

The sum of $_____ was paid by the above-named applicant on the _____ of _____, 20__ Received by:_____
City of Fort Lauderdale

==========For Official City Use Only==========

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation_____
Action_____

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714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

EXHIBIT II
SUMMARY DESCRIPTION

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

Summary Description
1776 SE 10th Street
TCG Project No. 14-0030.002

The project site is located along the Rio Carmena and Lake Mabel at 1776 SE 10th Street, in Section 11, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Rio Carmena and Lake Mabel, which is a tidal water. The nearest direct connection to the Atlantic Ocean is 1 mile to the south at the Port Everglades Inlet. As the project site is located along the Rio Carmena and Lake Mabel, the incoming tidal waters (flood) at the site move to the northwest and the outgoing waters (ebb) move to the southeast.

The project site consists of an existing 301 ln. ft. concrete seawall, ±2,083 ft² concrete marginal dock, and ±358 ft² wood marginal dock. The proposed project includes the installation of one (1) 50,000 lb 8-post boatlift into the Rio Carmena. As measured from the property line, the proposed structures encroach more than 25' from the property line into the Rio Carmena. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed boatlift will require a variance waiver.

The proposed structure is being applied for concurrently with the Broward County Environmental Protection & Growth Management Department, Florida Department of Environmental Protection, and US Army Corps of Engineers.

The following three (3) matters provide justification for this waiver request:

1. All structures and piles will not exceed 30% of the width of the waterway.

2. Due to the extraordinary width of the waterway at this location to the closest structure (±985'), the proposed project will not impede navigation within the Rio Carmena.

3. The boat lift is necessary for safely mooring resident's vessels, especially during high wind events and severe weather.

If this waiver is approved, the applicant will comply with all necessary construction requirements stated in Section 47-19.3 (C)(D)(E).

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

STRUCTURE	PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
A	Boatlift	±29.9’	25’	±4.9’

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

EXHIBIT III
WARRANTY DEED

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

Instr# 115752925 , Page 1 of 3, Recorded 04/22/2019 at 12:06 PM
Broward County Commission
Deed Doc Stamps: $71015.00

Prepared by:
Josh Brandsdorfer, Esq.
Berger Singerman LLP
350 East Las Olas Boulevard, Suite 1000
Fort Lauderdale, FL 33301

Please return to:
Gregory A. May, Esq.
Bass Sox Mercer
2822 Remington Green Circle
Tallahassee, FL 32308
Consideration :$10,145,000.00

Parcel Identification Number: 5042-11-22-0710

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 18th **day of April, 2019**, between **JAMIE STILES, an unremarried widow,** whose post office address is **301 East Las Olas Blvd., Fort Lauderdale, Florida 33301,** grantor, and **VADER PROPERTIES, LLC, a Delaware limited liability company**, whose post office address is **3425 E. Suncrest Court, Phoenix, Arizona 85044,** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (U.S. $10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Broward County, Florida**, to-wit:

See attached Exhibit A

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

[Signature continues on next page]

Signed, sealed and delivered in our presence:

Witness Name: Eileen J. Balogh

Jamie Stiles

Witness Name: DEANNE SAFFAR

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 16 day of April, 2019, by Jamie Stiles, who (☒ is personally known to me or (_) has produced a driver's license as identification.

LISA M. PEPE
Notary Public - State of Florida
Commission # GG 175741
My Comm. Expires May 3, 2022

Notary Public

Printed Name: Lisa M Pepe

My Commission Expires: May 3, 2022

[SIGNATURE PAGE OF WARRANTY DEED]

EXHIBIT A

Legal Description

Parcel A:

Lots 34, 35, and 36, Block 14, RIO VISTA ISLES UNIT 5, according to the map or plat thereof as recorded in Plat Book 8, Page 7, of the Public Records of Broward County, Florida;

Together with:

Parcel B:

All that parcel of land lying East of the platted East boundary of Lot 36 of Block 14 of RIO VISTA ISLES, and South of the platted South line of Granada Drive, and extending to the waters of Rio Carmena and/or Lake Mabel, as shown on the plat of RIO VISTA ISLES, recorded in Plat Book 8, Page 7, of the Public Records of Broward County, Florida, more particularly defined and bounded as follows:

On the West by the platted East boundary line of Lot 36 of Block 14, above described, on the North by the platted South line of Granada Drive, as shown on the above mentioned plat of RIO VISTA ISLES; on the East by the East line of Lot 37, Block 15 of RIO VISTA ISLES, extended South to the waters of Rio Carmena and/or Lake Mabel; and on the South by the waters of Rio Carmena and/or Lake Mabel.

Also known as:

A portion of RIO VISTA ISLES, UNIT 5 according to the Plat thereof, as recorded in Plat Book 8, Page 7, of the Public Records of Broward County, Florida, more particularly described as follows: That certain triangular portion of land lying immediately East of Lot 36 in Block 14 of RIO VISTA ISLES, UNIT 5, and bounded on the West side by the Easterly border of the aforesaid Lot 36 and on the North by the Southerly right-of-way line of Southeast Tenth Street and on the East and South by Lake Mabel.

OPERATING AGREEMENT
OF
VADER PROPERTIES, LLC

This Operating Agreement (the "Agreement") of VADER PROPERTIES, LLC, a Delaware limited liability company (the "Company"), is executed as of April 8, 2019 by MARK TKACH ("Tkach"), whose address is 3425 East Suncrest Court, Phoenix, AZ 85044, as the Company's sole "Member".

SECTION 1
FORMATION

The Company was formed as a limited liability company pursuant to the provisions of the Delaware Limited Liability Company Act upon the filing of its Certificate of Formation with the Delaware Secretary of State on April 8, 2019. The laws of the State of Delaware shall govern the validity of this Agreement, the construction of its terms and the interpretation of the rights and duties of the Member.

SECTION 2
MEMBERSHIP; CAPITAL CONTRIBUTIONS

In exchange for a capital contribution to the Company, Tkach has been admitted as the Member and has been issued 100% of the limited liability company interests in the Company. The Member may make additional capital contributions to the Company as and when determined by the Member in the Member's sole discretion, there being no obligation to make any such capital contributions in the future. The limited liability company interests are uncertificated and this Agreement shall suffice as evidence of their issuance.

SECTION 3
MANAGEMENT

All decisions and actions concerning the Company and its affairs shall be made or taken by the Member as the sole member of the Company, in the Member's absolute discretion. Any party dealing with the Company shall be permitted to rely absolutely on the signature of the Member as binding on the Company, without any duty of further inquiry.

SECTION 4
DISTRIBUTIONS; TAX MATTERS

4.1 Distributions. The Company's available cash flow shall be distributed to the Member from time to time as determined by the Member in the exercise of its sole discretion.

4.2 Tax Treatment. For so long as the Member is the sole Member of the Company, and at any other time when the Company has only one Member, the Company shall be treated as a disregarded entity within the meaning of Treasury Regulation Section 301.7701-2 and shall not file federal or state income tax returns, and in accordance with applicable tax laws, the Company shall

use the Member's taxpayer identification number on any Company bank accounts and on any other documents that require a taxpayer identification number. All items of income, gain, loss, deduction and credit, as determined for federal and state income tax purposes, shall be reported by the Member on its federal and state income tax returns.

SECTION 5
LIMITATION ON LIABILITY; INDEMNITY

5.1 Limitation on Liability. For purposes of this Section 4, the term "Actor" means (a) the Member, and (b) any officer of the Company. No Actor shall be liable to the Company or its member for actions taken in good faith by the Actor in connection with the Company or its business; provided that an Actor shall in all instances remain liable for acts or omissions which constitute bad faith, fraud, willful misconduct or gross negligence (except to the extent the Company is compensated for the same by insurance). All decisions, actions and omissions by an Actor will be evaluated under the business judgment rule which, for purposes of this Agreement, means that an Actor will not be liable to the Company for any decision, act or omission by that Actor where there is a reasonable basis to indicate that the act or omission was made in good faith. For purposes of the preceding sentence, (i) an Actor will be presumed in all cases to have acted, failed to act or otherwise discharged the Actor's duties (1) in good faith, (2) with the care an ordinarily prudent person in a like position would exercise under similar circumstances, and (3) in a manner the Actor reasonably believes to be in the best interests of the Company, and (ii) the burden will be on the person challenging the Actor's action, failure to act or other discharge of duties to establish by clear and convincing evidence facts rebutting the foregoing presumption.

5.2 Indemnification. To the fullest extent permitted by law, the Company, its receiver or trustee, as applicable, shall indemnify, defend and hold harmless each Actor, to the extent of the Company's assets, from, for and against any liability, damage, cost, expense, loss, claim or judgment incurred by the Actor arising out of any claim based upon acts performed or omitted to be performed by the Actor in connection with the business of the Company, including, without limitation, reasonable attorneys' fees and costs incurred by the Actor in the settlement or defense of such claim; provided, however, that no Actor shall be indemnified for claims based upon acts performed or omitted which constitute bad faith, fraud, willful misconduct or gross negligence.

5.3 Savings Clause; Severability. No repeal, amendment or modification of any portion of this Section 4, whether direct or indirect, shall eliminate or reduce its effect with respect to any act or failure to act of an Actor occurring prior to such repeal, amendment or modification. If any provision of this Agreement, or the application thereof to any person or circumstance, shall be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the Member of the Company has executed this Agreement to be effective as of the date first above written.

Member:

MARK TKACH

STATE OF DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE OF FORMATION

(Vader Properties, LLC)

This Certificate of Formation is being executed by the undersigned for the purpose of forming a limited liability company pursuant to the Delaware Limited Liability Company Act.

First: The name of the limited liability company is **"Vader Properties, LLC"**.

Second: The address of the limited liability company's registered office in the State of Delaware is 1675 South State Street, Suite B, Dover, DE 19901.

Third: The name and address of the limited liability company's Registered Agent is: Capitol Services, Inc., 1675 South State Street, Suite B, Dover, DE 19901.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation this 8th day of April, 2019.

By_____
RUSSELL C. BROWN, Authorized Person

EXHIBIT IV
ORIGINAL SURVEY

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

LEGAL DESCRIPTION
PARCEL A:
LOTS 34, 35, AND 36, BLOCK 14, RIO VISTA ISLES UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 7 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH:
PARCEL B:
ALL THAT PARCEL OF LAND LYING EAST OF THE PLATTED EAST BOUNDARY OF LOT 36 OF BLOCK 14 OF RIO VISTA ISLES, AND SOUTH OF THE PLATTED SOUTH LINE OF GRANADA DRIVE, AND EXTENDING TO THE WATERS OF RIO CARMENA AND/OR LAKE MABEL, AS SHOWN ON THE PLAT OF RIO VISTA ISLES, RECORDED IN PLAT BOOK 8, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DEFINED AND BOUNDED AS FOLLOWS:

ON THE WEST BY THE PLATTED EAST BOUNDARY LINE OF LOT 36 OF BLOCK 14, ABOVE DESCRIBED, ON THE NORTH BY THE PLATTED SOUTH LINE OF GRANADA DRIVE, AS SHOWN ON THE ABOVE MENTIONED PLAT OF RIO VISTA ISLES; ON THE EAST BY THE EAST LINE OF LOT 37 BLOCK 15 OF RIO VISTA ISLES, EXTENDED SOUTH TO THE WATERS OF RIO CARMENA AND/OR LAKE MABEL; AND ON THE SOUTH BY THE WATERS OF RIO CARMENA AND/OR LAKE MABEL.

ALSO KNOWN AS:
A PORTION OF RIO VISTA ISLES, UNIT NO. 5 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT CERTAIN TRIANGULAR PORTION OF LAND LYING IMMEDIATELY EAST OF LOT 36 IN BLOCK 14 OF RIO VISTA ISLES, UNIT NO. 5, AND BOUNDED ON THE WEST SIDE BY THE EASTERLY BORDER THE AFORESAID LOT 36 AND ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST TENTH STREET AND ON THE EAST AND SOUTH BY LAKE MABEL.

CERTIFIED TO:
GARY MAY

PROPERTY ADDRESS
1776 SE 10TH STREET
FORT LAUDERDALE, FL 33316

BOUNDARY SURVEY
INVOICE # 41807
SURVEY DATE 04/11/19

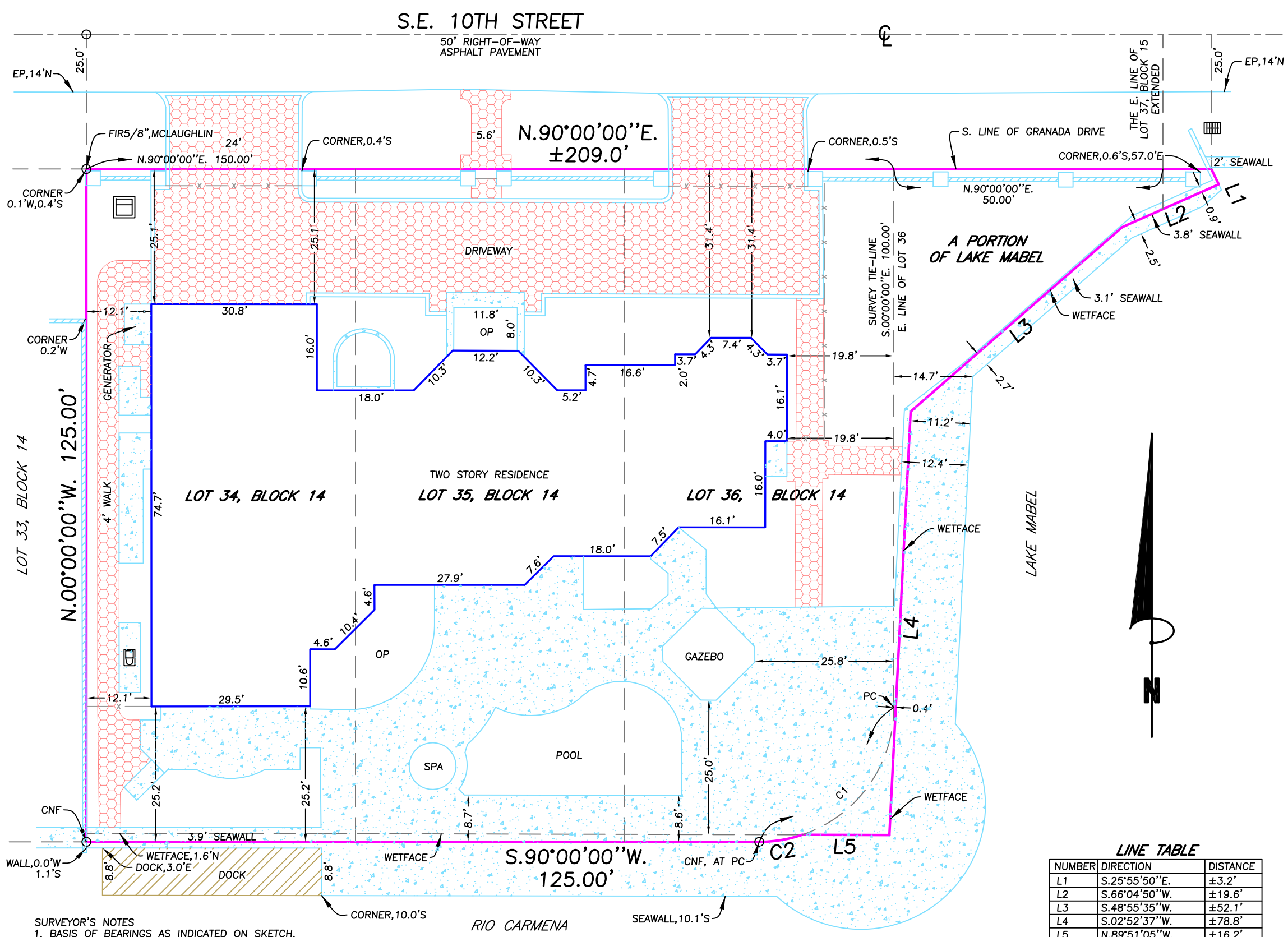
FLOOD ZONE X0.2%/AE6
MAP DATE 08/18/14
MAP NUMBER 125105 0576H

ABBREVIATIONS

BC	BUILDING CORNER
BW	BACK OF WALK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OP	OPEN PORCH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
E/F	END OF FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FP&L	FLORIDA POWER AND LIGHT
R	RECORD
RAD	RADIAL
SN&D	SET NAIL & DISC # 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP # 5495
CNF	CORNER NOT FOUND

ATLANTIC COAST SURVEYING INC.

PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX:.954.587.5418



LEGEND

- CABLE JUNCTION BOX
- CATCH BASIN
- CLEAN OUT
- CONTROL VALVE
- ELECTRIC SERVICE
- FIRE HYDRANT
- FP&L PAD
- GUY ANCHOR
- MANHOLE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- WATER METER
- WATER VALVE
- WELL
- BRICK PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- 0.00 ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD FENCE

SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S.25°55'50"E.	±3.2'
L2	S.66°04'50"W.	±19.6'
L3	S.48°55'35"W.	±52.1'
L4	S.02°52'37"W.	±78.8'
L5	N.89°51'05"W.	±16.2'

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS '	ARC '	LC '
C1	90°00'00"	S.45°00'00"W.	25.00	39.27	35.36
C2	±18°40'25"	S.80°39'47"W.	25.00	±8.15	±8.11

20 0 20 40 60

Scale 1" = 20'

EXHIBIT V
ZONING AERIAL

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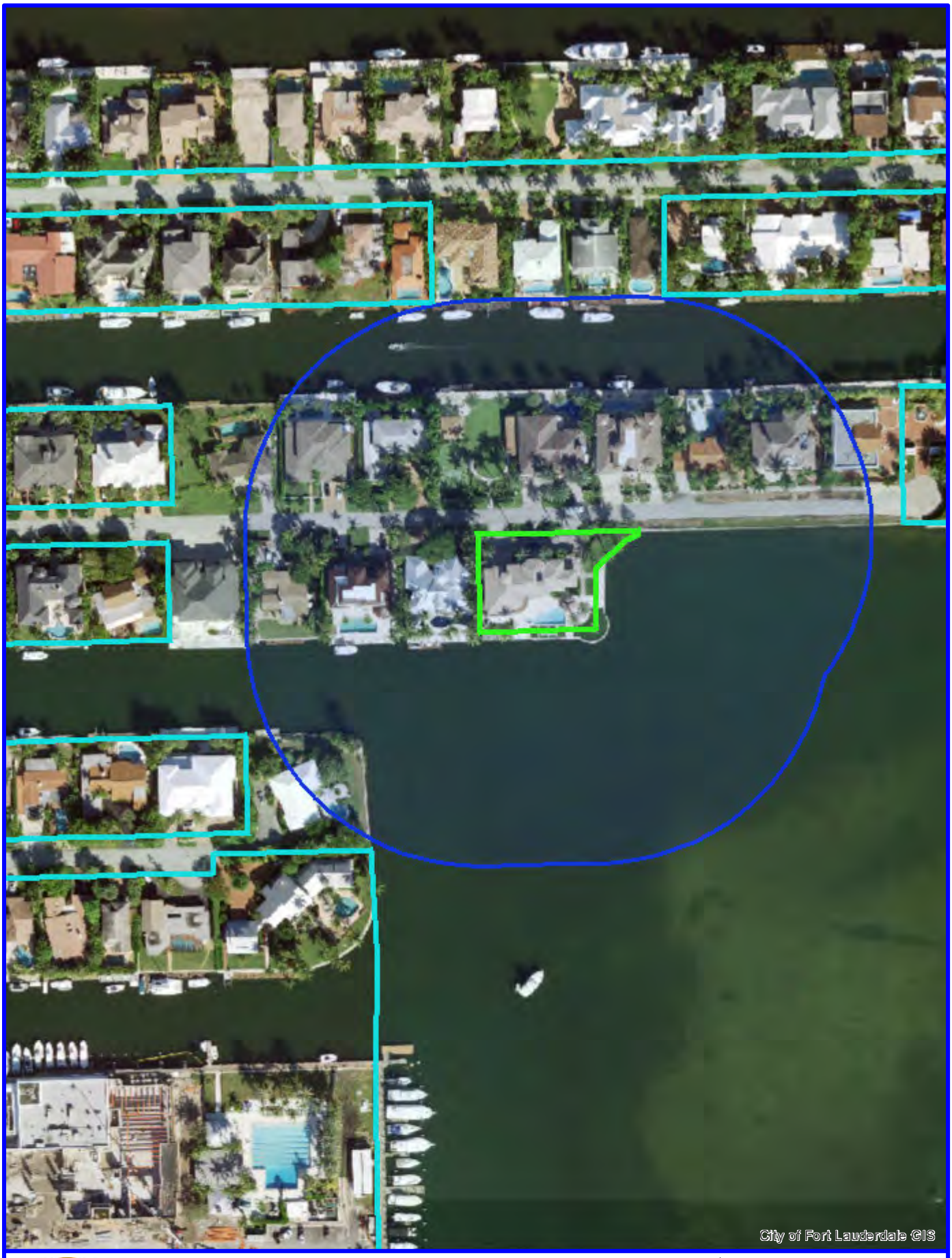


CITY OF FORT LAUDERDALE

1776 SE 10th Street

0 90 180 Feet

GIS Fort Lauderdale

Map Created by GIS Mailer

Printed on: 8/14/2020

EXHIBIT VI
SITE PHOTOGRAPHS

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

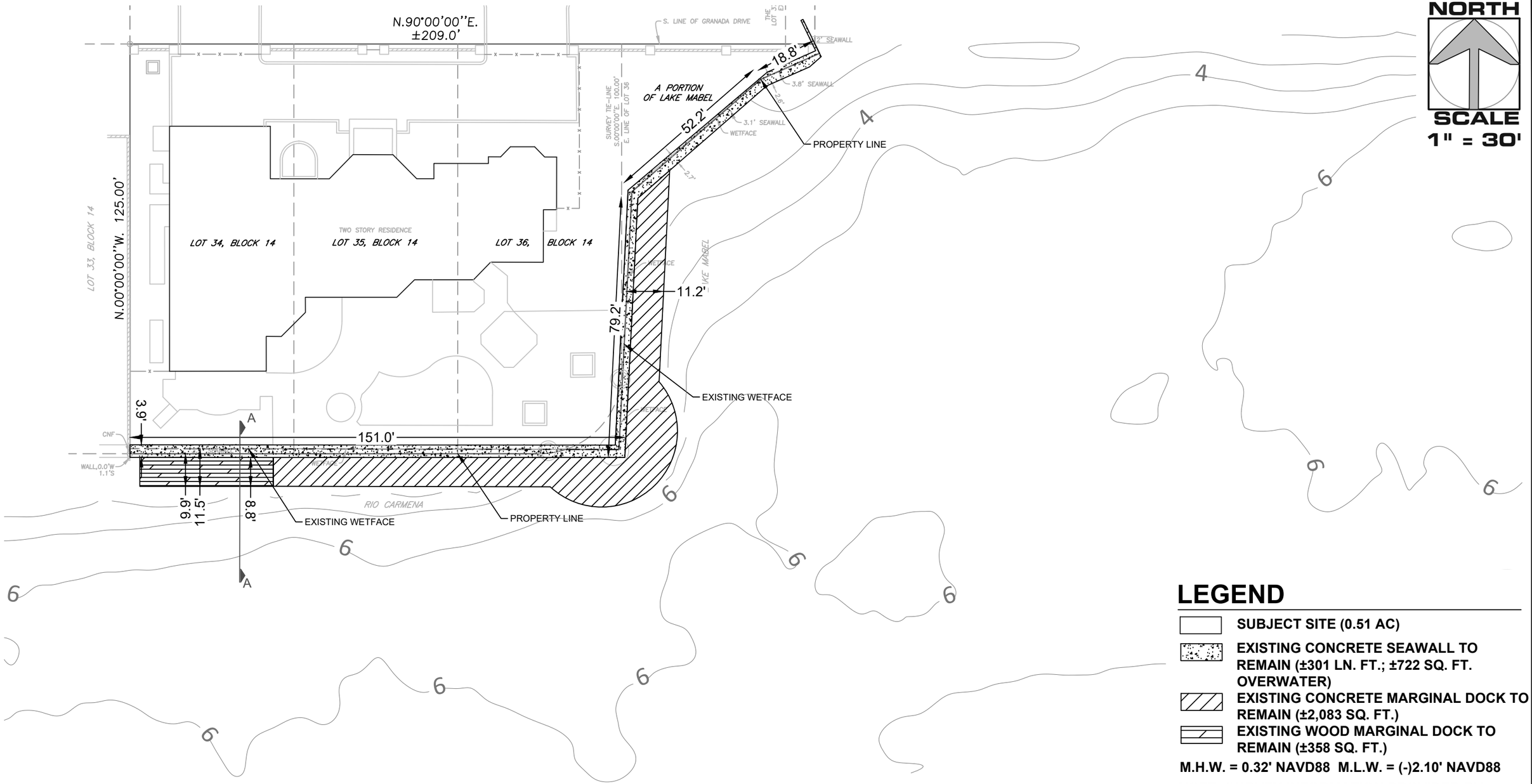
1. Northeast corner of the subject site, facing southwest.

2. Southwest portion of the subject site, facing east.

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

EXHIBIT VII
PROJECT PLANS

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com



LEGEND

- SUBJECT SITE (0.51 AC)
- EXISTING CONCRETE SEAWALL TO REMAIN (±301 LN. FT.; ±722 SQ. FT. OVERWATER)
- EXISTING CONCRETE MARGINAL DOCK TO REMAIN (±2,083 SQ. FT.)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±358 SQ. FT.)

M.H.W. = 0.32' NAVD88 M.L.W. = (-)2.10' NAVD88

NOTE: SURVEY INFORMATION PROVIDED BY ATLANTIC COAST SURVEYING, INC. BATHYMETRIC DATA PROVIDED BY TERRAQUATIC SURVEYING AND MAPPING. CONTOURS RELATIVE TO MLW.

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- *Marina & Wetland Permitting*
- *Mitigation Design & Monitoring*
- *T&E Species Surveys*

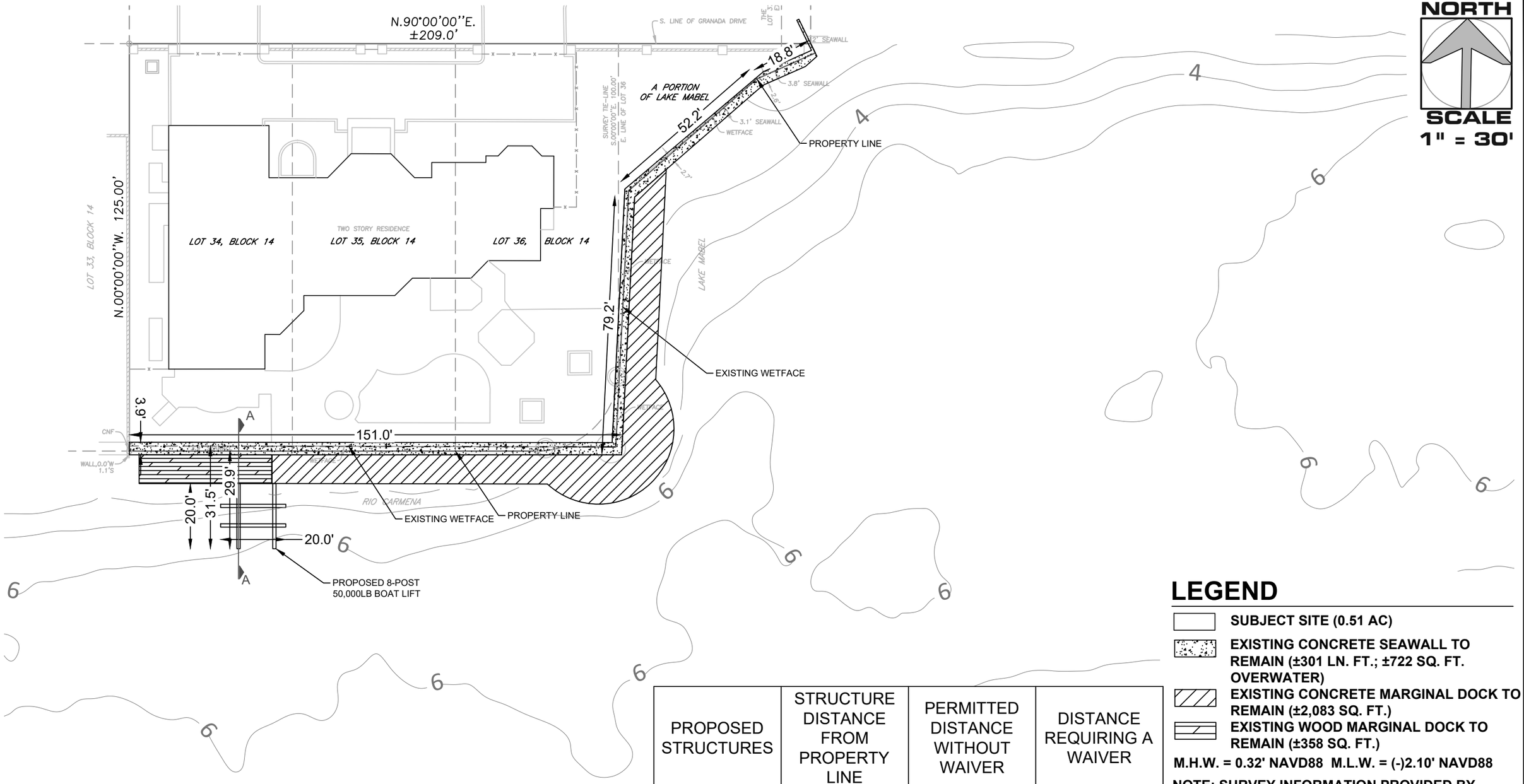
1776 SE 10TH STREET

PREPARED FOR:

VADER PROPERTIES, LLC

EXISTING CONDITIONS

Date:	Sheet :	of :
8/10/2020	1	4
Proj No.: 14-0030.002		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
BOAT LIFT	29.9'	25'	4.9'

LEGEND

- SUBJECT SITE (0.51 AC)
- EXISTING CONCRETE SEAWALL TO REMAIN (±301 LN. FT.; ±722 SQ. FT. OVERWATER)
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1776 SE 10TH STREET

PREPARED FOR:

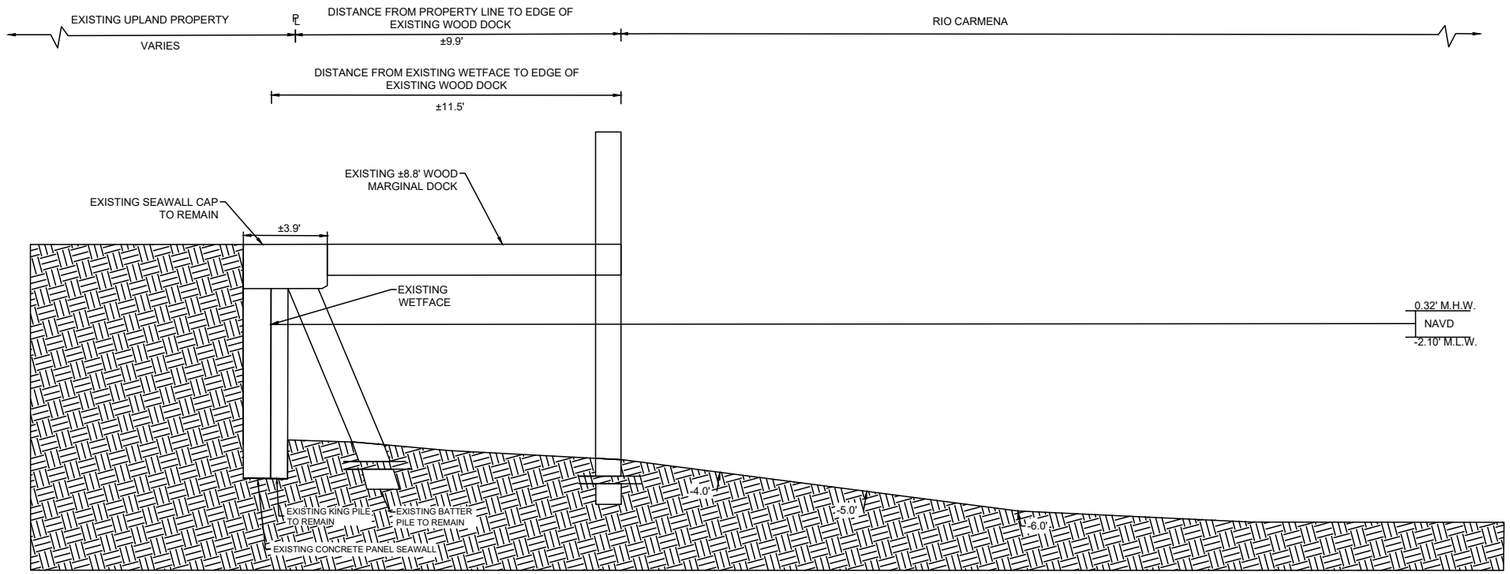
VADER PROPERTIES, LLC.

PROPOSED CONDITIONS

Date:	Sheet :	of :
8/10/2020	2	4
Proj No.: 14-0030.002		

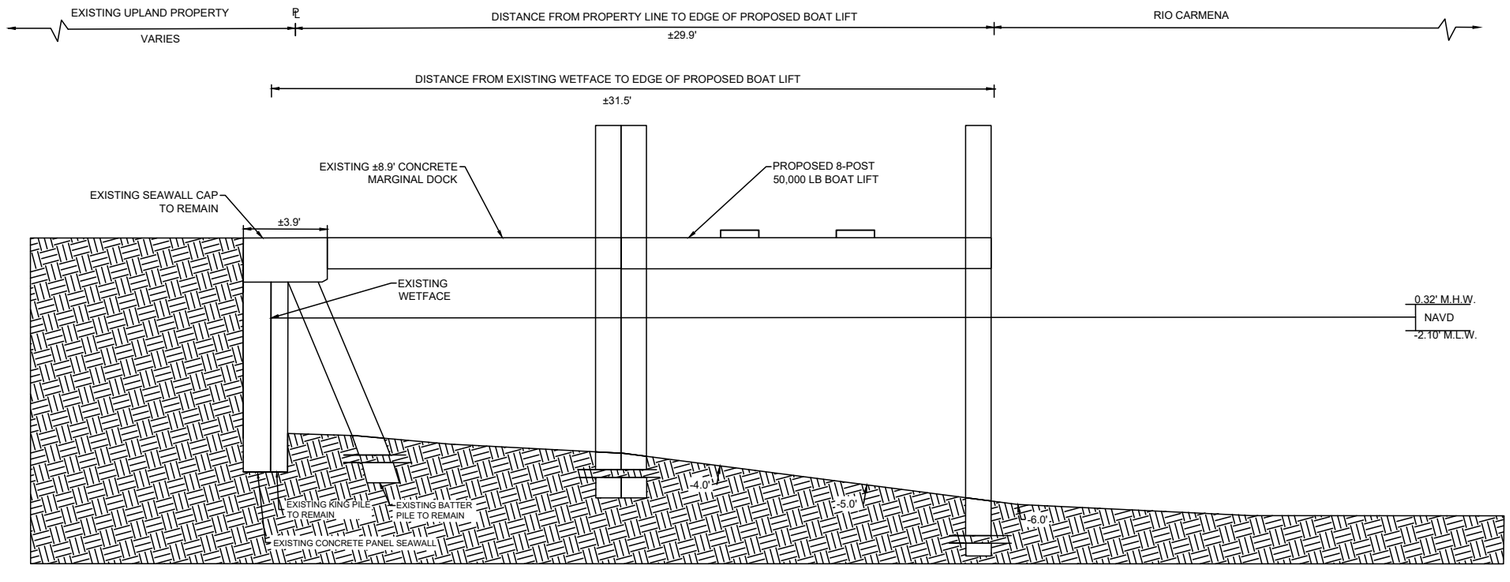
EXISTING CONDITIONS A-A (TYP.)

N.T.S.



PROPOSED CONDITIONS A-A (TYP.)

N.T.S.



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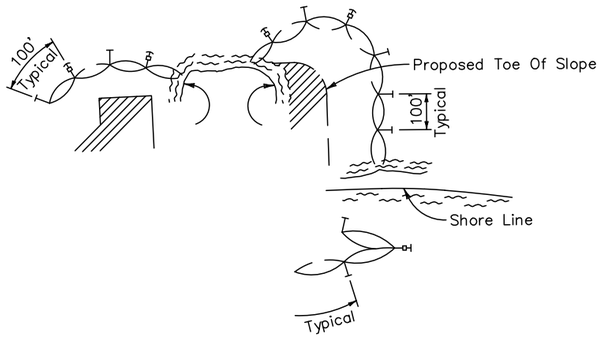
1776 SE 10TH STREET

PREPARED FOR:

VADER PROPERTIES, LLC

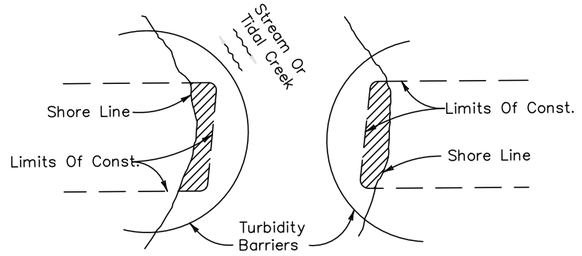
SECTION A

Date:	Sheet :	of :
8/10/2020	3	4
Proj No.: 14-0030.002		



LEGEND

- Pile Locations
- Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action

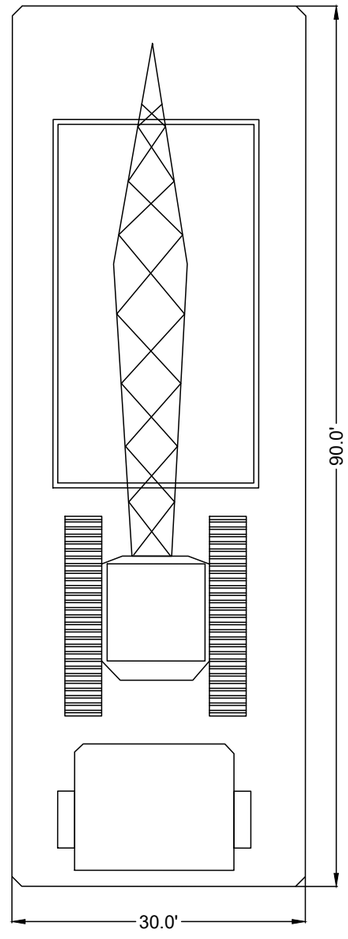


Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS

CONSTRUCTION BARGE (TYP.)



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- *T&E Species Surveys*

1776 SE 10TH STREET

PREPARED FOR:
VADER PROPERTIES, LLC.

DETAILS

Date:	Sheet :	of :
8/10/2020	4	4
Proj No.: 14-0030.002		

EXHIBIT VIII
DISTANCE EXHIBIT

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
BOAT LIFT	29.9'	25'	4.9'

LEGEND

- SUBJECT SITE (0.51 AC)
- EXISTING CONCRETE SEAWALL TO REMAIN (±301 LN. FT.; ±722 SQ. FT. OVERWATER)
- EXISTING CONCRETE MARGINAL DOCK TO REMAIN (±2,083 SQ. FT.)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±358 SQ. FT.)

M.H.W. = 0.32' NAVD88 M.L.W. = (-)2.10' NAVD88

NOTE: SURVEY INFORMATION PROVIDED BY ATLANTIC COAST SURVEYING, INC. BATHYMETRIC DATA PROVIDED BY TERRAQUATIC SURVEYING AND MAPPING. CONTOURS RELATIVE TO MLW.

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1776 SE 10TH STREET

PREPARED FOR:
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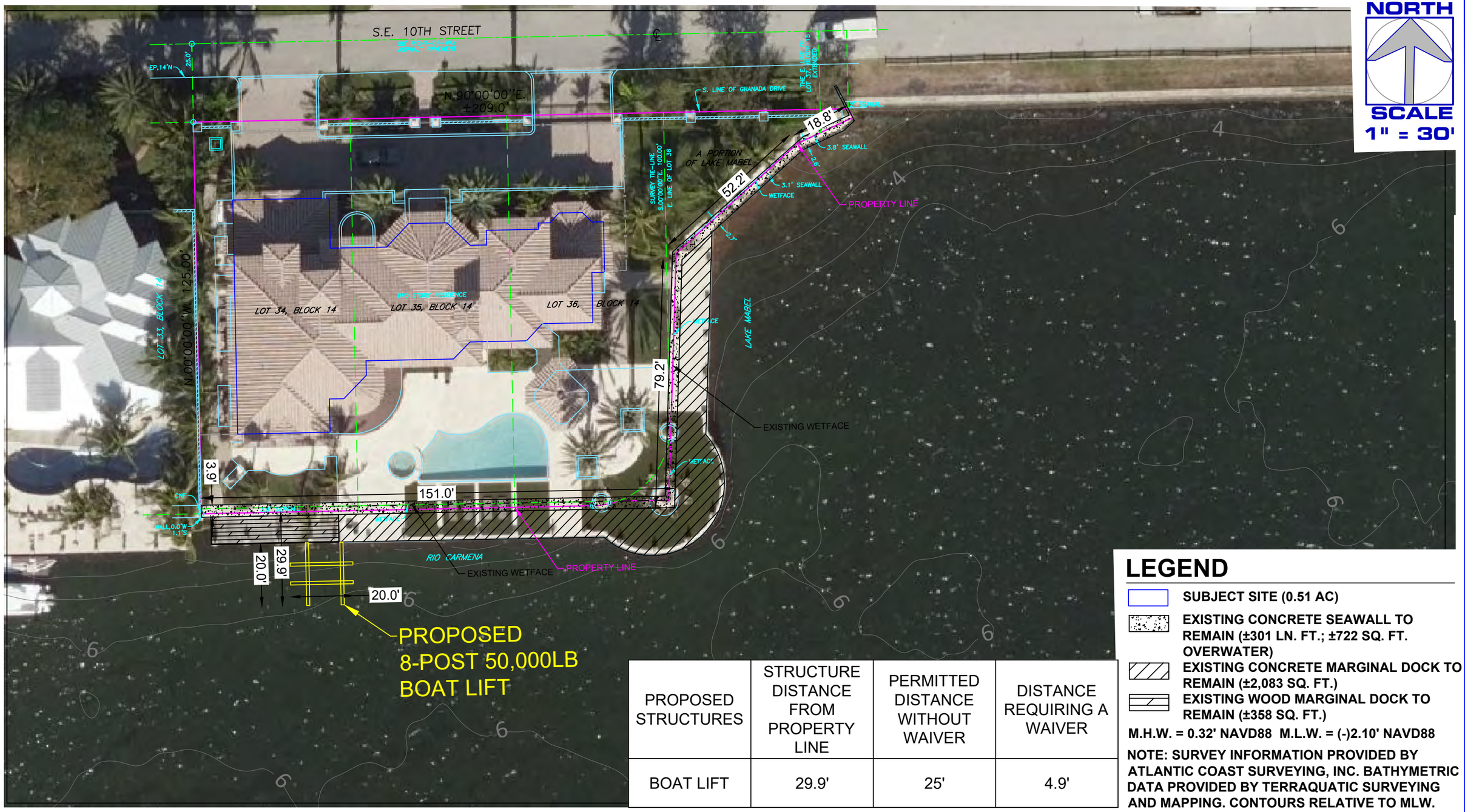
DISTANCE AERIAL

Date:	Sheet :	of :
8/10/2020	1	2
Proj No.: 14-0030.002		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
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LEGEND

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1776 SE 10TH STREET

PREPARED FOR:
VADER PROPERTIES, LLC.

DISTANCE AERIAL

Date:	Sheet :	of :
8/10/2020	2	2
Proj No.: 14-0030.002		

EXHIBIT IX
EXISTING WAIVERS IN THE VICINTY

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

EXISTING WAIVERS IN THE VICINITY

ADDRESS	MAXIMUM DISTANCE
540 Lido Drive	45.5’
1627 SE 7th Street	47.2’
1801 SE 7th Street	42’
1725 SE 12th Street	63’
3 Harborage Isle Drive	43’
27 Isla Bahia Drive	30’
2418 Del Lago Drive	43’
2400 Del Lago Drive	36.3’
2412 Del Lago Drive	49’
2430 Del Lago Drive	50’
2412 Laguna Drive	49’
2418 Laguna Drive	43’
2430 Laguna Drive	50’
Subject Site	**29.9’**

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

EXHIBIT X
LETTERS OF SUPPORT

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

LETTERS OF SUPPORT

ADDRESS	OWNER
1749 SE 10th Street	Alberto Fernandez
1777 SE 10th Street	Michael Hooley
1785 SE 10th Street	Bonnie Belangie
1791 SE 10th Street	Ellen Fisher
1818 SE 10th Street	Barbara Hutchings
1745 SE 11th Street	Lee Steele

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

August 6, 2020

Mr. Mark Tkach
Vader Properties, LLC
3425 E Suncrest Court
Phoenix, AZ 85044

RE: 1776 SE 10th Street
City of Fort Lauderdale Waiver Request

Dear Mr. Tkach,

I have reviewed the attached plans (Attachment A), for the proposed project to install an 8-post boat lift beyond 25 feet from the property line into the Rio Carmena. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 1760 SE 10th St, and support the project as proposed.

Sincerely,

Al Fernandez
1749 SE 10th Street
Fort Lauderdale, FL 33316

August 6, 2020

Mr. Mark Tkach
Vader Properties, LLC
3425 E Suncrest Court
Phoenix, AZ 85044

RE: 1776 SE 10th Street
City of Fort Lauderdale Waiver Request

Dear Mr. Tkach,

I have reviewed the attached plans (Attachment A), for the proposed project to install an 8-post boat lift beyond 25 feet from the property line into the Rio Carmena. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 1745 SE 11th St, and support the project as proposed.

Sincerely,

Mike Hooley

Mike Hooley
1777 SE 10th St
Fort Lauderdale, FL 33316

August 12, 2020

Mr. Mark Tkach
Vader Properties, LLC
3425 E Suncrest Court
Phoenix, AZ 85044

RE: 1776 SE 10th Street
City of Fort Lauderdale Waiver Request

Dear Mr. Tkach,

I have reviewed the attached plans (Attachment A), for the proposed project to install an 8-post boat lift beyond 25 feet from the property line into the Rio Carmena. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 1745 SE 11th St. and support the project as proposed.

Sincerely,

Bonnie Belangie
1785 SE 10th St
Fort Lauderdale, FL 33316

August 6, 2020

Mr. Mark Tkach
Vader Properties, LLC
3425 E Suncrest Court
Phoenix, AZ 85044

RE: 1776 SE 10th Street
City of Fort Lauderdale Waiver Request

Dear Mr. Tkach,

I have reviewed the attached plans (Attachment A), for the proposed project to install an 8-post boat lift beyond 25 feet from the property line into the Rio Carmena. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 1760 SE 10th St, and support the project as proposed.

Sincerely,

Ellen M. Fisher

Ellen Fisher
1791 SE 10th Street
Fort Lauderdale, FL 33316

August 12, 2020

Mr. Mark Tkach
Vader Properties, LLC
3425 E Suncrest Court
Phoenix, AZ 85044

RE: 1776 SE 10th Street
City of Fort Lauderdale Waiver Request

Dear Mr. Tkach,

I have reviewed the attached plans (Attachment A), for the proposed project to install an 8-post boat lift beyond 25 feet from the property line into the Rio Carmena. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 1818 SE 10th St. and support the project as proposed.

Sincerely,

Barbara Hutchings

Barbara and James Hutchings
1818 SE 10th Street
Fort Lauderdale, FL 33316

August 12, 2020

Mr. Mark Tkach
Vader Properties, LLC
3425 E Suncrest Court
Phoenix, AZ 85044

RE: 1776 SE 10th Street
City of Fort Lauderdale Waiver Request

Dear Mr. Tkach,

I have reviewed the attached plans (Attachment A), for the proposed project to install an 8-post boat lift beyond 25 feet from the property line into the Rio Carmena. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 1745 SE 11th St, and support the project as proposed.

Sincerely,

Lee Steele

Lee Steele
Lee E. Steele Revocable Living Trust
1745 SE 11th St
Fort Lauderdale, FL 33316

ITEM VI

MEMORANDUM MF NO. 20-10

DATE: August 17, 2020

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: September 3, 2020 MAB - Dock Waiver of Distance Limitations
- Kurt Zimmerman and Patricia Hooley / 1801 SE 7th Street

Attached for your review is an application from Kurt Zimmerman and Patricia Hooley / 1801 SE 7th Street (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicants are requesting approval for the installation of a fixed finger pier, a 30,000 pound no profile boat lift, a 4000 pound boat lift, and the reinstallation of two (2) triple-pile cluster piles extending a maximum of approximately 52 feet from the property line into the New River. The distances this structure extends from the property line into the New River is shown in the survey in **Exhibit 1** and summarized in Table 1 below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Triple Pile Cluster	**41.4'**	**25'**	**16.4'**
Triple Pile Cluster	**41.9'**	**25'**	**16.9'**
Boat Lift	**46.9'**	**25'**	**21.9'**
Fixed Azek Finger Pier	**52'**	**25'**	**27'**
No Profile Boat Lift	**52'**	**25'**	**27'**

ULDR Section 47-19.3 C limits the maximum distance of mooring structures to 25 feet, or 25% of the width of the waterway, whichever is less. Section 47-19.3 D limits the maximum distance of mooring or dolphin piles to 25 feet, or 30% of the width of the waterway, whichever is less. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant has indicated that the proposed structures are necessary for safely mooring resident's vessels, especially during high wind events and severe weather.

PROPERTY LOCATION AND ZONING

The property is located within the RS-4.4 Residential Single Family/Low Density District Zoning District. The Summary Description states the project site is situated on the New River where the extraordinary width of the waterway to the closest structure is +/- 400 feet.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been 3 waivers of docking distance limitations within close proximity approved by the City Commission since 2009. A comparison of these as shown in Table 2 including the maximum distances of all mooring structures extending into the New River follows:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
2009	1725 SE 12 Street	63’
2011	1801 SE 7 Street	42’
2013	1627 SE 7 Street	47.2’

RECOMMENDATIONS

Should the Marine Advisory consider approval of the application, the Resolution under consideration for approval by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.
2. The applicant is required to install and affix reflector tape to the proposed boat lift(s) piles in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).
3. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide the City’s Supervisor of Marine Facilities with copies of “As Built” drawings from a certified and licensed contractor.

AC
Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Jon Luscomb, Supervisor of Marine Facilities

1801 SE 7th Street
APPLICATION FOR WATERWAY WAIVER

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

CITY OF FORT LAUDERDALE
MARINE FACILITIES
APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

APPLICATION FORM
(Must be in Typewritten Form Only)

1. LEGAL NAME OF APPLICANT - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):

   NAME: **Kurt Zimmerman and Patricia Hooley**

   TELEPHONE NO: 954.594.9060 (home) 954.202.7701 (cell) (business) EMAIL: kurt@zimmermanlo co

2. APPLICANT"S ADDRESS (if different than the site address): **1801 SE 7th Street Fort Lauderdale, FL 33316**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
   The applicant requests a waiver for the proposed construction of a fixed azek finger pier, a 30,000 lb no profile boat lift, and a 4,000 lb boat lift, and the reinstallation of two (2) triple pile clusters beyond 25 feet from the property line.

4. SITE ADDRESS:
   1801 SE 7th Street Fort Lauderdale, FL 33316

   ZONING:
   RS-4.4

   LEGAL DESCRIPTION AND FOLIO NUMBER:

   RIO VISTA ISLES UNIT 4 6-19 B LOT 33 E1/2,34 TO 36 BLK 31

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
   Warranty Deed, Survey, Zoning Aerial, Photos, Project Plans

K Zimmerman
Applicant's Signature

8/11/20
Date

==========

The sum of $_____ was paid by the above-named applicant on the _____ of _____, 20__ Received by:_____
City of Fort Lauderdale

==========For Official City Use Only==========

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation_____
Action_____

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Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

EXHIBIT II
SUMMARY DESCRIPTION

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

Summary Description
1801 SE 7th Street
TCG Project No. 08-0054.003

The project site is located along the New River at 1801 SE 7th Street, in Section 11, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the New River, which is a tidal water. The nearest direct connection to the Atlantic Ocean is 1.6 miles to the south at the Port Everglades Inlet. As the project site is located along the New River, the incoming tidal waters (flood) at the site move to the west and the outgoing waters (ebb) move to the east.

The project site consists of an existing 175 ln. ft. concrete seawall, ±1,432 ft² concrete marginal dock, a ±165 ft² floating dock, a ±213 ft² "L"-shaped floating dock, and two (2) triple pile clusters. The proposed project includes the removal of the existing floating docks, the installation of a 30,000 lb no profile lift, a ±252 ft² azek fixed finger pier, a 4,000 lb boat lift, and the relocation of the two (2) existing triple pile clusters. As measured from the property line, the proposed structures encroach more than 25' from the property line into the New River. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed boatlift will require a variance waiver.

The proposed structures are being applied for concurrently with the Broward County Environmental Protection & Growth Management Department, Florida Department of Environmental Protection, and US Army Corps of Engineers.

The following three (3) matters provide justification for this waiver request:

1. All structures and piles will not exceed 30% of the width of the waterway.

2. Due to the extraordinary width of the waterway at this location to the closest structure (±400'), the proposed project will not impede navigation within the New River.

3. The proposed structures are necessary for safely mooring resident's vessels, especially during high wind events and severe weather.

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

If this waiver is approved, the applicant will comply with all necessary construction requirements stated in Section 47-19.3 (C)(D)(E).

STRUCTURE	PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
A	Triple Pile Cluster	41.4’	25’	16.4’
B	Triple Pile Cluster	41.9’	25’	16.9’
C	Boat Lift	46.9’	25’	21.9’
D	Fixed Azek Finger Pier	52’	25’	27’
E	No Profile Boat Lift	52’	25’	27’

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

EXHIBIT III
WARRANTY DEED

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

CFN # 106632356, OR BK 43185 Page 646, Page 1 of 1, Recorded 11/29/2006 at 04:27 PM, Broward County Commission, Doc. D $0.70 Deputy Clerk 2090

1

w/e
#39

This Document Prepared By and Return to:
Thomas M. Clark, Esq.
Thomas M. Clark, PA
2400 E. Commercial Blvd. #820
Ft. Lauderdale, FL 33308

Parcel ID Number: 10211-20-01900

Quitclaim Deed

This Quitclaim Deed, Made this 27th day of **November** , **2006** A.D., **Between**
Kurt D. Zimmerman and Patricia A. Hooley, husband and wife

of the County of **Broward** , State of **Florida** , **grantor,** and
Jennifer DeMarzo Casso, as Successor Trustee of the CRKH Trust, under agreement dated November 3, 2006, as to an undivided one-half interest and Jennifer DeMarzo Casso, as Successor Trustee of the CRKW Trust, under Agreement dated November 3, 2006, as to an undivided one-half interest
whose address is: **2400 E. Commercial Blvd. #820, Ft. Lauderdale, FL 33308**

of the County of **Broward** , State of **Florida** , **grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------**TEN DOLLARS ($10)**---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward** State of **Florida** to wit:

East 1/2 of Lot 33 and all of Lots 34, 35 and 36 in Block 31, RIO VISTA ISLES, Unit 4, according to the Plat thereof, recorded in Plat Book 6, Page 19, of the Public Records of Broward County, Florida

The above named Trustee(s) and all Successor Trustees shall have the full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

This is a conveyance of unencumbered property for no consideration.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantees forever.

In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Margaret Tash
Witness as to Both

Printed Name: RUSSELL H LANGSTROTH
Witness as to Both

Kurt D. Zimmerman (Seal)
P.O. Address: **2400 E. Commercial Blvd. #820**
Fort Lauderdale, FL 33308

Patricia A. Hooley (Seal)
P.O. Address: **2400 E. Commercial Blvd. #820**
Fort Lauderdale, FL 33308

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 27th day of **November** , **2006** by **Kurt D. Zimmerman and Patricia A. Hooley, husband and wife**

who is personally known to me or who has produced driver's Licenses as identification.

Notary Public - State of Florida
Commission # DD332207
Expires June 23, 2008

Printed Name:
Notary Public
My Commission Expires:

06-3312

Laser Generated by © Display Systems, Inc., 2006 (863) 763-5555 Form FLQCD-1

EXHIBIT IV
ORIGINAL SURVEY

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

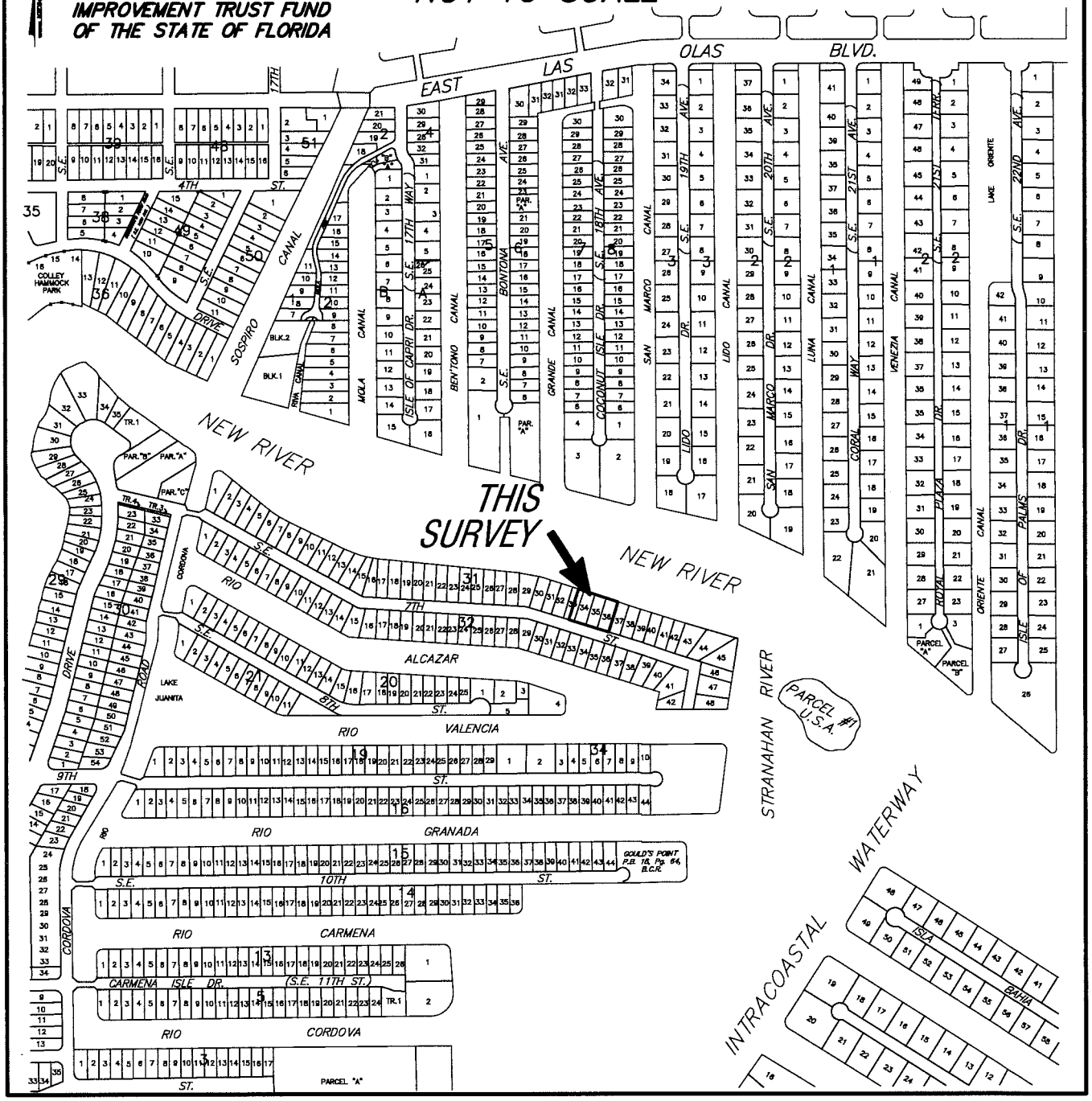
McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SUBMERGED LAND SURVEY
IN NEW RIVER
SECTION 11-50S-42E
SHEET 1 OF 3 SHEETS

LOCATION MAP
NOT TO SCALE

CERTIFIED TO:
THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA



FIELD BOOK NO. TDS & PRINT DRAWN BY: JMMjr

JOB ORDER NO. V-5295 CHECKED BY: _____

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McLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

CERTIFIED TO:
THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

SUBMERGED LAND SURVEY IN NEW RIVER & STRANAHAN RIVER SECTION 12-50S-42E SHEET 2 OF 3 SHEETS

LEGAL DESCRIPTION:

That part of the sovereign lands of the State of Florida that lie within the following described area in New River, being a portion of Section 11, Township 50 South, Range 42 East, Broward County, Florida, North and East of and adjacent to Lots 43 and 44 and a portion of Lot 45 and 46, All in Block 31, RIO VISTA ISLES, UNIT 4, according to the plat thereof as recorded in Plat Book 6, Page 19 of public records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Lot 36; thence

Said Submerged Land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 8,348 square feet or 0.1916 acres more or less.

IN PROGRESS
NOT FINAL 7-7-29

NOTES:
1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations of rights-of-way of record by McLaughlin Engineering Company.
2) Legal description prepared by McLaughlin Engineering Co.
3) This drawing is not valid unless sealed with an appropriate surveyors seal.
4) THIS IS A FIELD SURVEY.
5) Bearings and coordinates shown assume the East line of Lot 36, as North 00°00'00" East.
6) The coordinates and dimensions as shown on this drawing meet or exceed the one (1) foot tolerance requirements of the Corps of Engineers.
7) This property has 175 linear feet of shoreline on New River.
8) There is no visible shoreline vegetation within the Submerged Land Area.
9) The Mean High Water Line Elevation (0.33 - Lots 43 to 45) per the Florida Department of Environmental Protectian, Tidal Water Survey Procedural Appraval, signed by W. Lamar Evers, PSM, 2/7/20.
10) Elevations shown refer to North American Vertical Datum (1988) and are indicated thus: $+(-)2.6$
11) Reference Bench Mark: City of Fort Lauderdale Bench Mark, North rim of manhole at S.E. 7th Sreet and Cordova Road, Elevation= 4.32.

CERTIFICATION:

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 1st day of July, 2020.

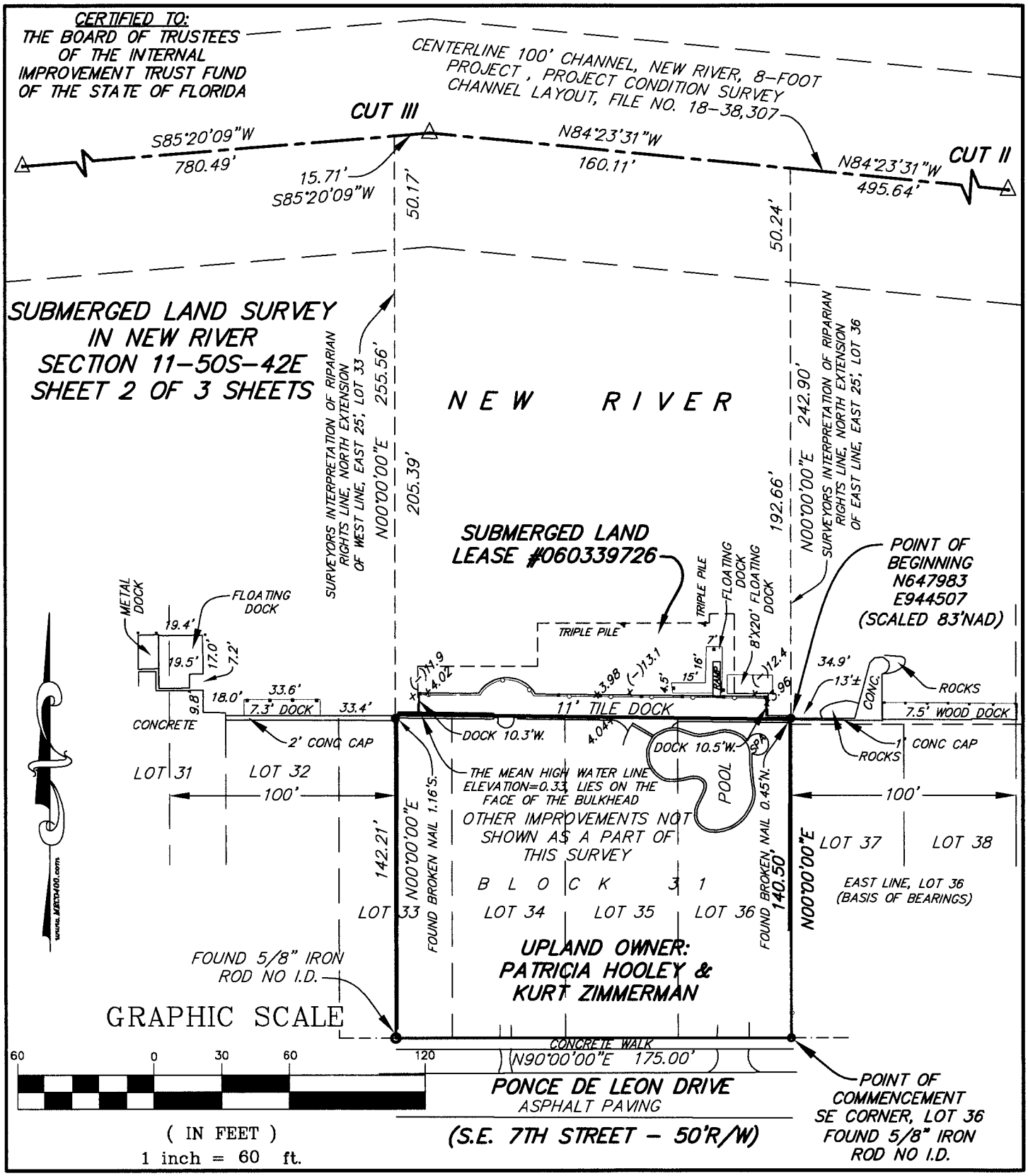
McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. LB#228/3 TDS & PRINT
DRAWN BY: JMMjr, DRP, JMMjr
JOB ORDER NO. V-5295
CHECKED BY:
C:\JMMjr\2020\V5295 (SLS)\dwg\v5295 (SLS).dwg 7/8/2020 5:18:26 AM EDT

McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615



FIELD BOOK NO. EFB & PRINT

JOB ORDER NO. V-5295

DWG REF.: 04-2-008

DRAWN BY: JMMjr

CHECKED BY:

C:\JMMjr/2020/V5295(SLS)

EXHIBIT V
ZONING AERIAL

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

CITY OF FORT LAUDERDALE

1801 SE 7th Street

0 90 180 Feet

GIS Fort Lauderdale

Map Created by GIS Mailer

Printed on: 8/14/2020

EXHIBIT VI
SITE PHOTOGRAPHS

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

1. Western corner of the subject site, facing east.

2. Eastern portion of the subject site, facing west.

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

EXHIBIT VII
PROJECT PLANS

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

NORTH

SCALE
1" = 30'

SURVEYORS INTERF
RIGHTS LINE,
OF WEST LINE,
N00°00

205.

192.6

N00°00'0
SURVEYORS
RIGHTS
OF EAS

SUBMERGED LAND
LEASE #060339726

POINT OF
BEGINNING
N647983
E944507
(SCALED 83'NAD)

EXISTING TRIPLE PILE CLUSTERS TO
BE RELOCATED (2)

PROPERTY LINE

A B

(–)11.9
4.02
8.5'
3.98
42.0'
(–)13.1
15.6'
14.1'
19.3'
17.8'
12.4
3.96
175.0'
3.0'
4.0'

A B

THE MEAN HIGH WATER LINE
ELEVATION=0.33, LIES ON THE
FACE OF THE BULKHEAD

OTHER IMPROVEMENTS NOT
SHOWN AS A PART OF
THIS SURVEY

OT 31

LOT 32

142.21'

N00°00'00"E

140.50'

N00°00'00"E

LOT 37

LC

EAST LINE, LOT
(BASIS OF BEARIN

B L O C K 3 1

LOT 33

LOT 34

LOT 35

LOT 36

FOUND 5/8" IRON
ROD NO I.D.

UPLAND OWNER:
PATRICIA HOOLEY &
KURT ZIMMERMAN

N90°00'00"E 175.00'

LEGEND

- SUBJECT SITE (0.57 AC)
- EXISTING CONCRETE SEAWALL WITH 3.0' CAP TO REMAIN (±175 LN. FT.; ±262.5 SQ. FT. OVERWATER)
- EXISTING CONCRETE DOCK TO REMAIN (±1,432 SQ. FT.)
- EXISTING FLOATING DOCK WITH 15.5' x 3.2' RAMP TO BE REMOVED (±213 SQ. FT.)
- EXISTING FLOATING DOCK TO BE REMOVED (±165 SQ. FT.)
- EXISTING SUBMERGED LAND LEASE (±4,978 SQ. FT., LEASE NO. 060339726)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD

NOTE: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING COMPANY. ELEVATIONS SHOWN AS NAVD88.

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC.
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THE Chappell GROUP INC.
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

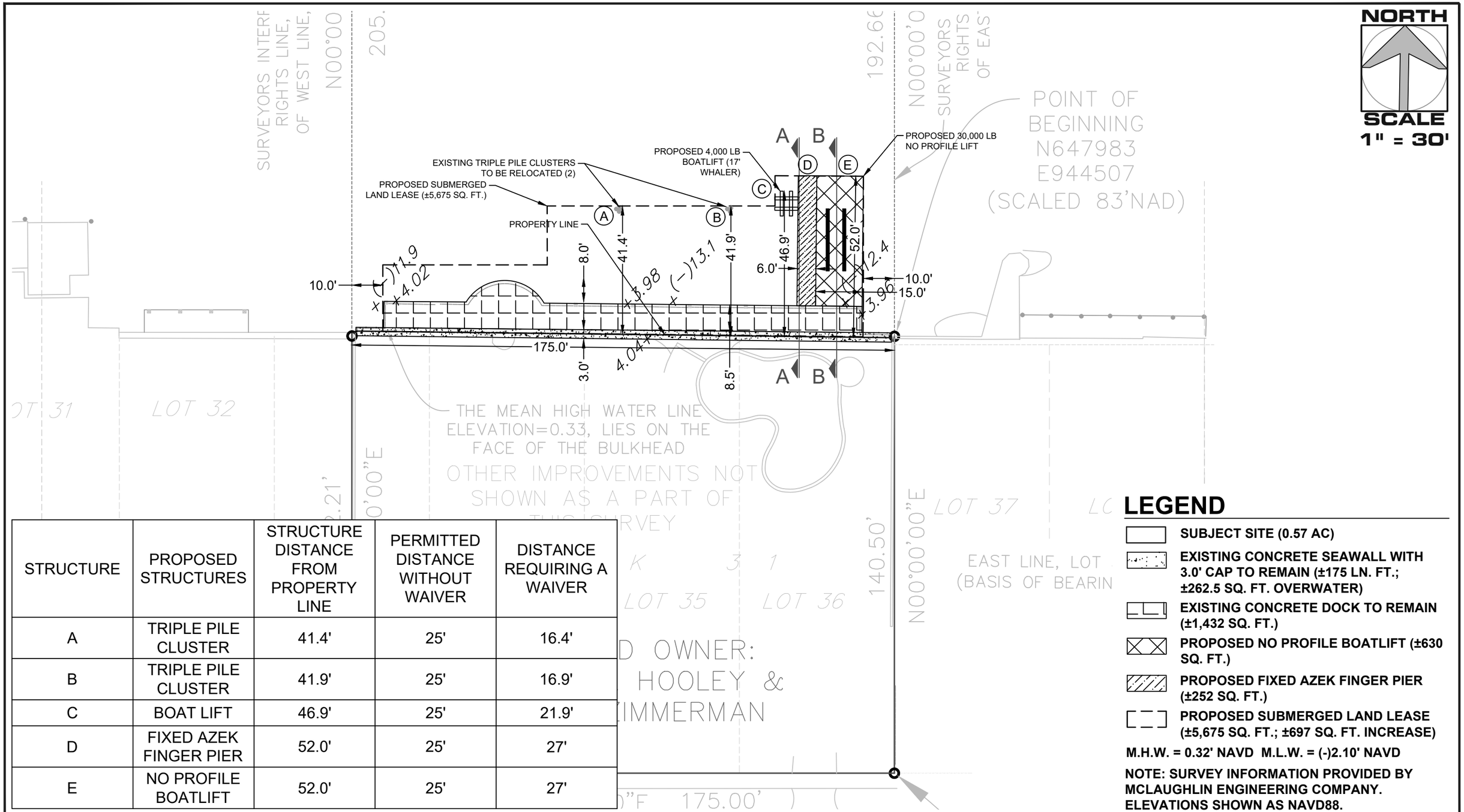
- *Environmental Consultants*
- *Marina & Wetland Permitting*
- *Mitigation Design & Monitoring*
- *T&E Species Surveys*

1801 SE 7TH STREET

PREPARED FOR:
MR. KURT ZIMMERMAN

EXISTING CONDITIONS

Date:	Sheet :	of :
8/13/2020	1	4
Proj No.: 08-0054.003		



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LEGEND

- SUBJECT SITE (0.57 AC)
- EXISTING CONCRETE SEAWALL WITH 3.0' CAP TO REMAIN (±175 LN. FT.; ±262.5 SQ. FT. OVERWATER)
- EXISTING CONCRETE DOCK TO REMAIN (±1,432 SQ. FT.)
- PROPOSED NO PROFILE BOATLIFT (±630 SQ. FT.)
- PROPOSED FIXED AZEK FINGER PIER (±252 SQ. FT.)
- PROPOSED SUBMERGED LAND LEASE (±5,675 SQ. FT.; ±697 SQ. FT. INCREASE)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD

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1801 SE 7TH STREET

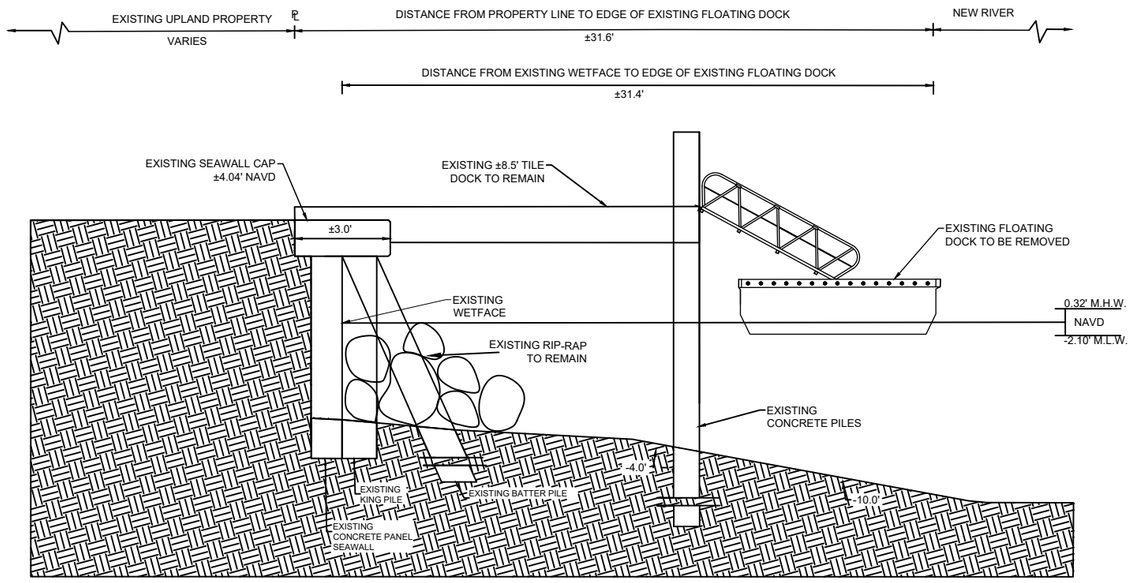
PREPARED FOR:
MR. KURT ZIMMERMAN

PROPOSED CONDITIONS

Date:	Sheet :	of :
8/13/2020	2	4
Proj No.: 08-0054.003		

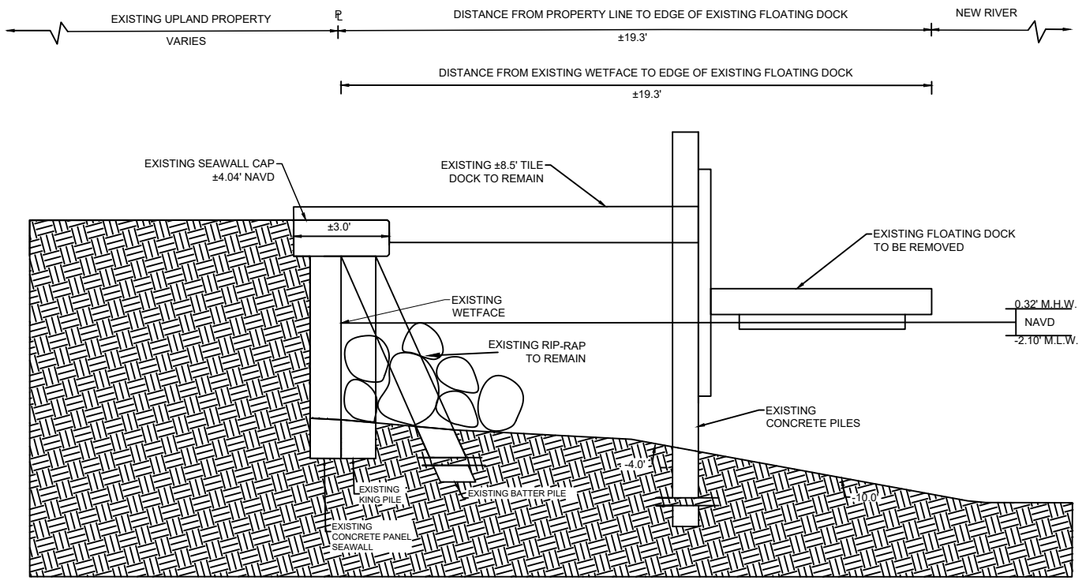
EXISTING CONDITIONS A-A (TYP.)

N.T.S.



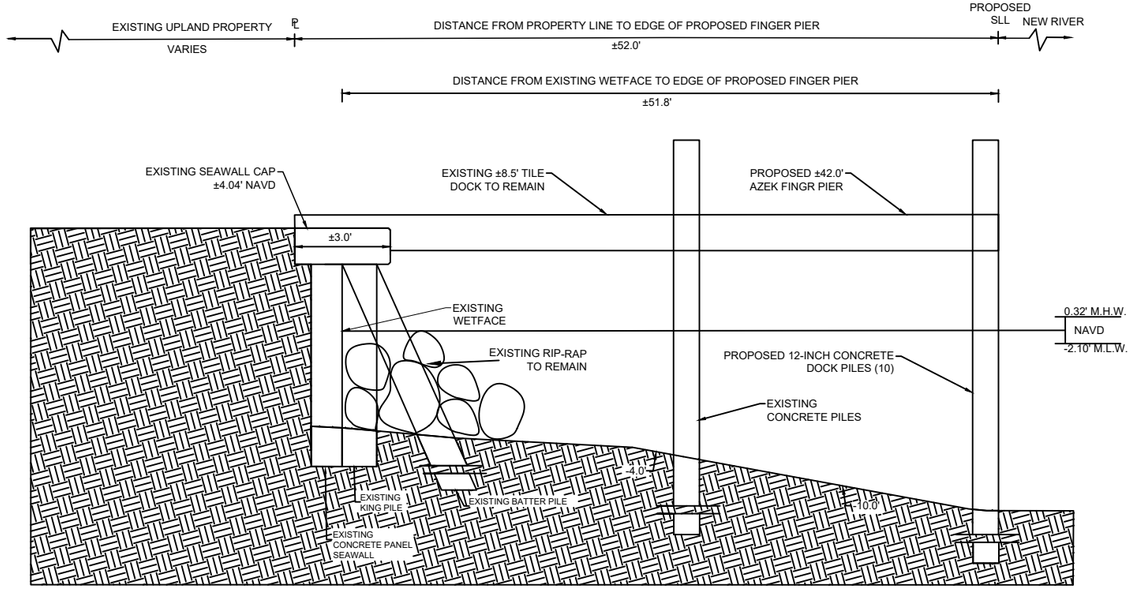
EXISTING CONDITIONS B-B (TYP.)

N.T.S.



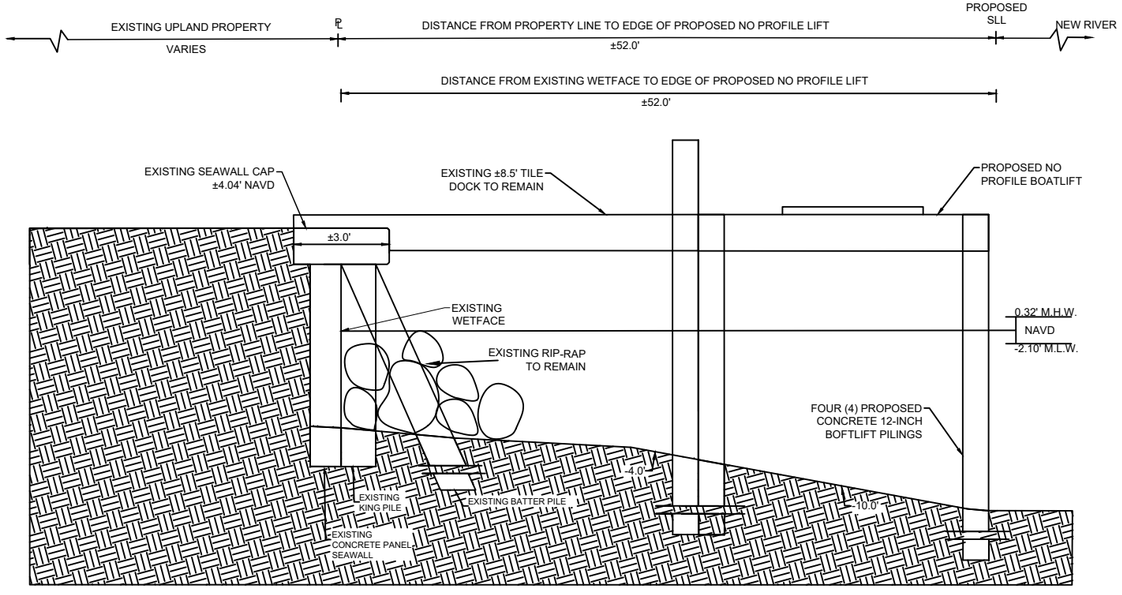
PROPOSED CONDITIONS A-A (TYP.)

N.T.S.



PROPOSED CONDITIONS B-B (TYP.)

N.T.S.



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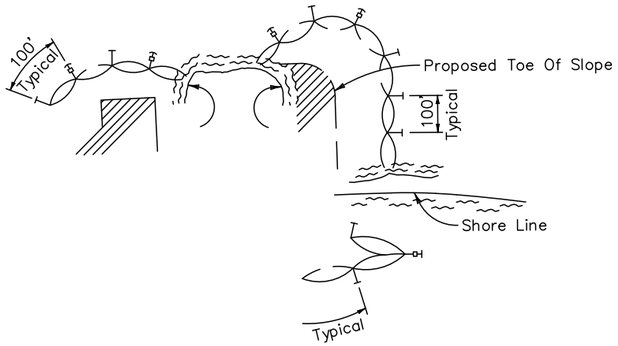
1801 SE 7TH STREET

PREPARED FOR:
MR. KURT ZIMMERMAN

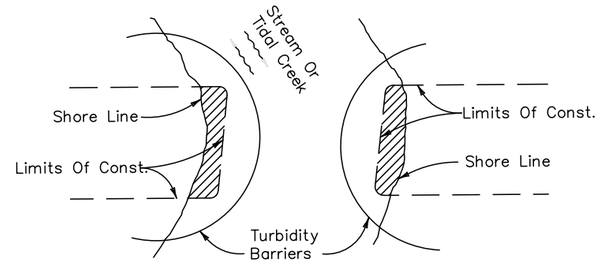
SECTIONS

Date:	Sheet :	of :
8/13/2020	3	4
Proj No.: 08-0054.003		



LEGEND

- Pile Locations
- Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action

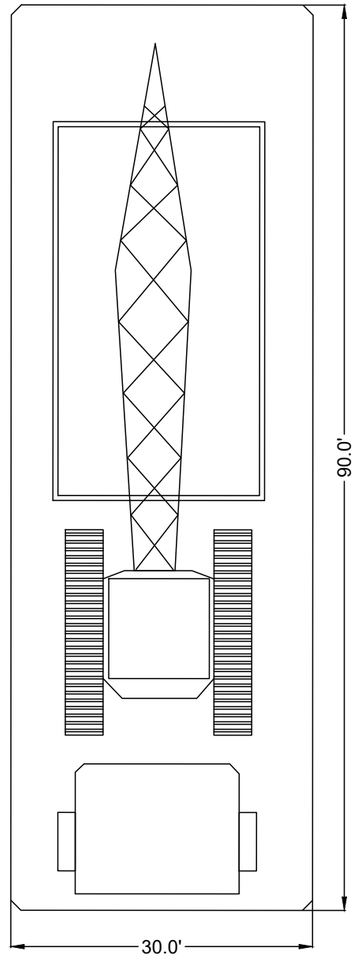


Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS

CONSTRUCTION BARGE (TYP.)



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1801 SE 7TH STREET

PREPARED FOR:
MR. KURT ZIMMERMAN

DETAILS

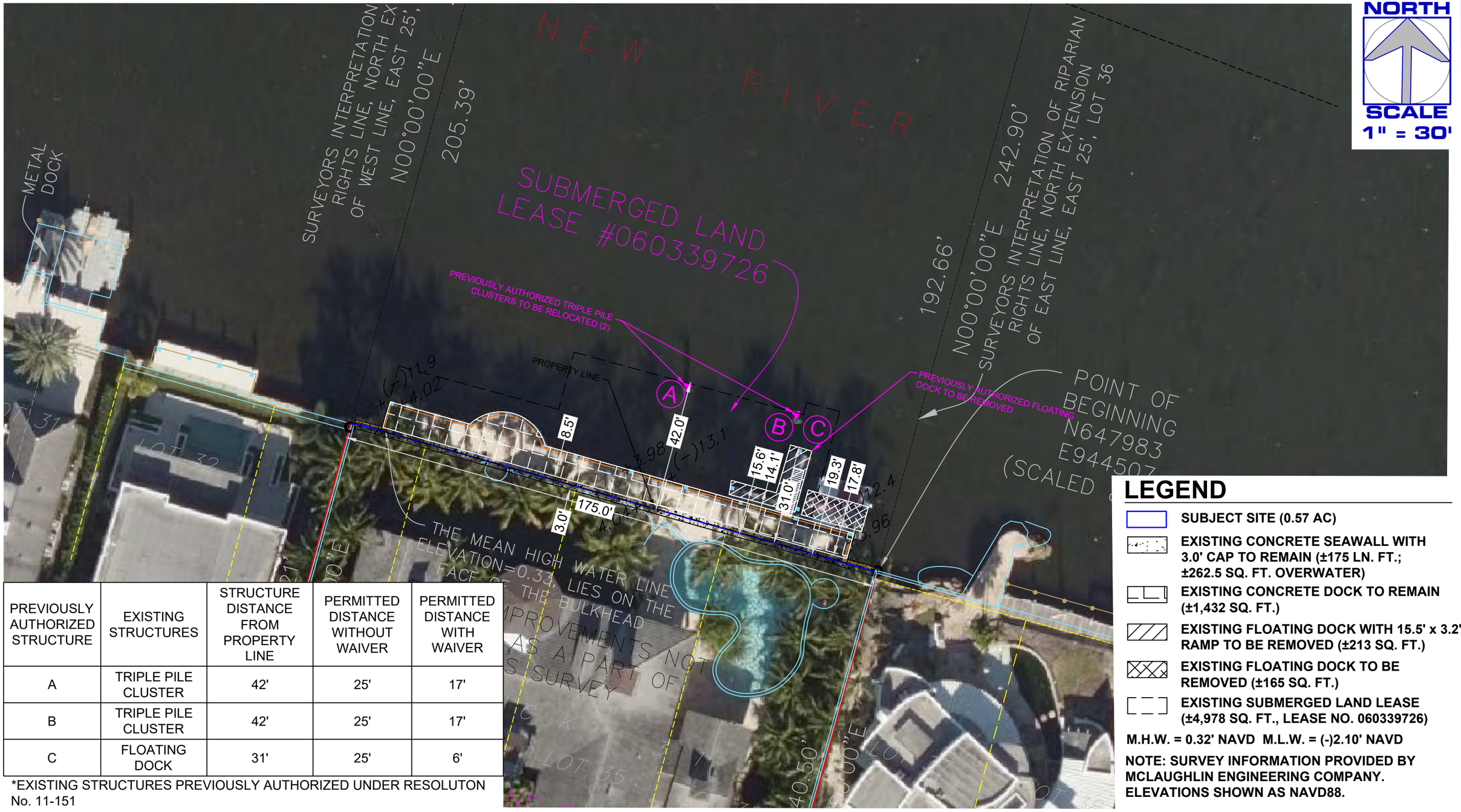
Date:	Sheet :	of :
8/13/2020	4	4
Proj No.: 08-0054.003		

EXHIBIT VIII
DISTANCE EXHIBIT

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

NORTH

SCALE
1" = 30'



PREVIOUSLY AUTHORIZED STRUCTURE	EXISTING STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	PERMITTED DISTANCE WITH WAIVER
A	TRIPLE PILE CLUSTER	42'	25'	17'
B	TRIPLE PILE CLUSTER	42'	25'	17'
C	FLOATING DOCK	31'	25'	6'

*EXISTING STRUCTURES PREVIOUSLY AUTHORIZED UNDER RESOLUTON No. 11-151

LEGEND

- SUBJECT SITE (0.57 AC)
- EXISTING CONCRETE SEAWALL WITH 3.0' CAP TO REMAIN (±175 LN. FT.; ±262.5 SQ. FT. OVERWATER)
- EXISTING CONCRETE DOCK TO REMAIN (±1,432 SQ. FT.)
- EXISTING FLOATING DOCK WITH 15.5' x 3.2' RAMP TO BE REMOVED (±213 SQ. FT.)
- EXISTING FLOATING DOCK TO BE REMOVED (±165 SQ. FT.)
- EXISTING SUBMERGED LAND LEASE (±4,978 SQ. FT., LEASE NO. 060339726)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD

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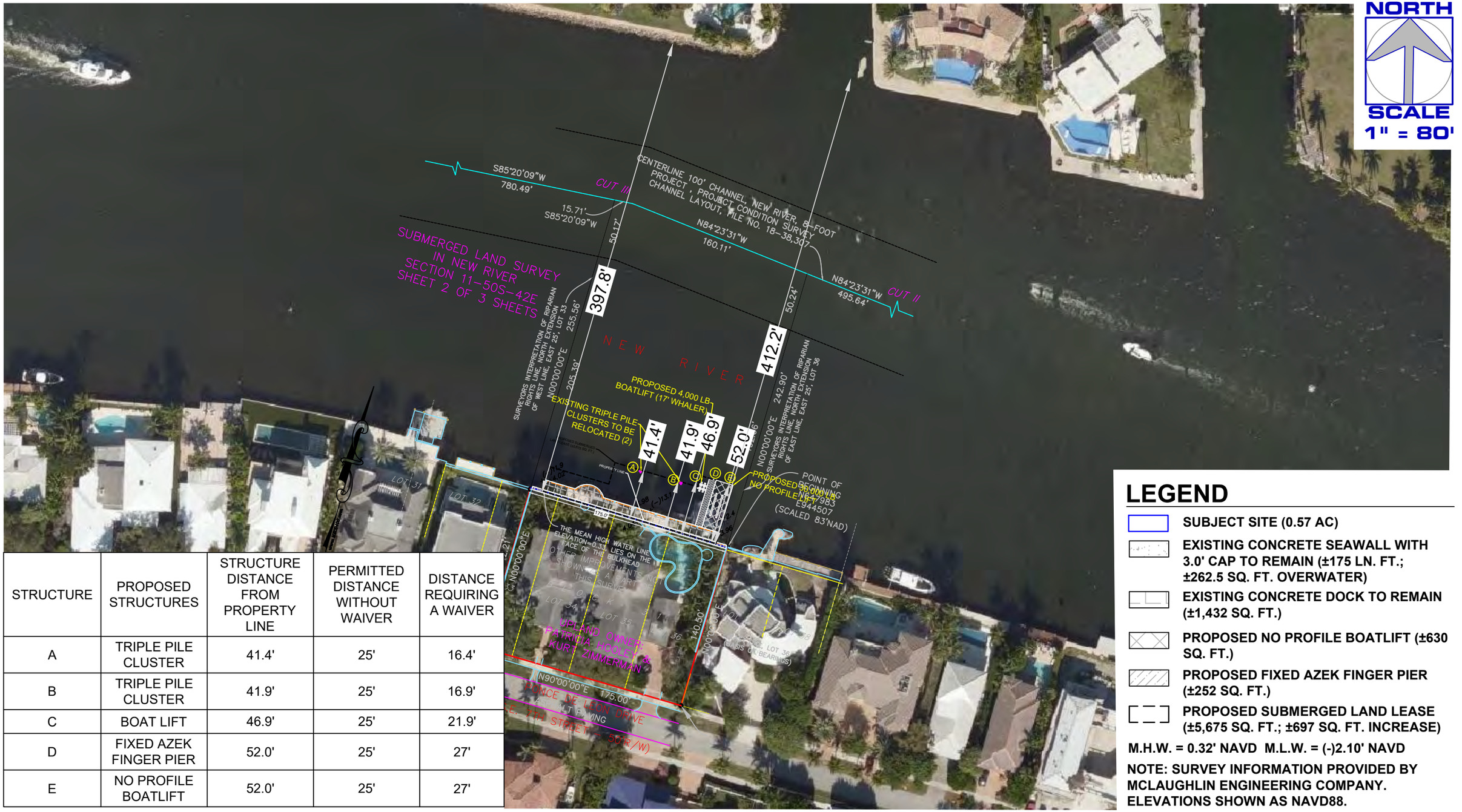
1801 SE 7TH STREET

PREPARED FOR:
MR. KURT ZIMMERMAN

DISTANCE AERIAL - EXISTING

Date:	Sheet :	of :
8/13/2020	1	3
Proj No.: 08-0054.003		



STRUCTURE	PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
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LEGEND

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- PROPOSED SUBMERGED LAND LEASE (±5,675 SQ. FT.; ±697 SQ. FT. INCREASE)

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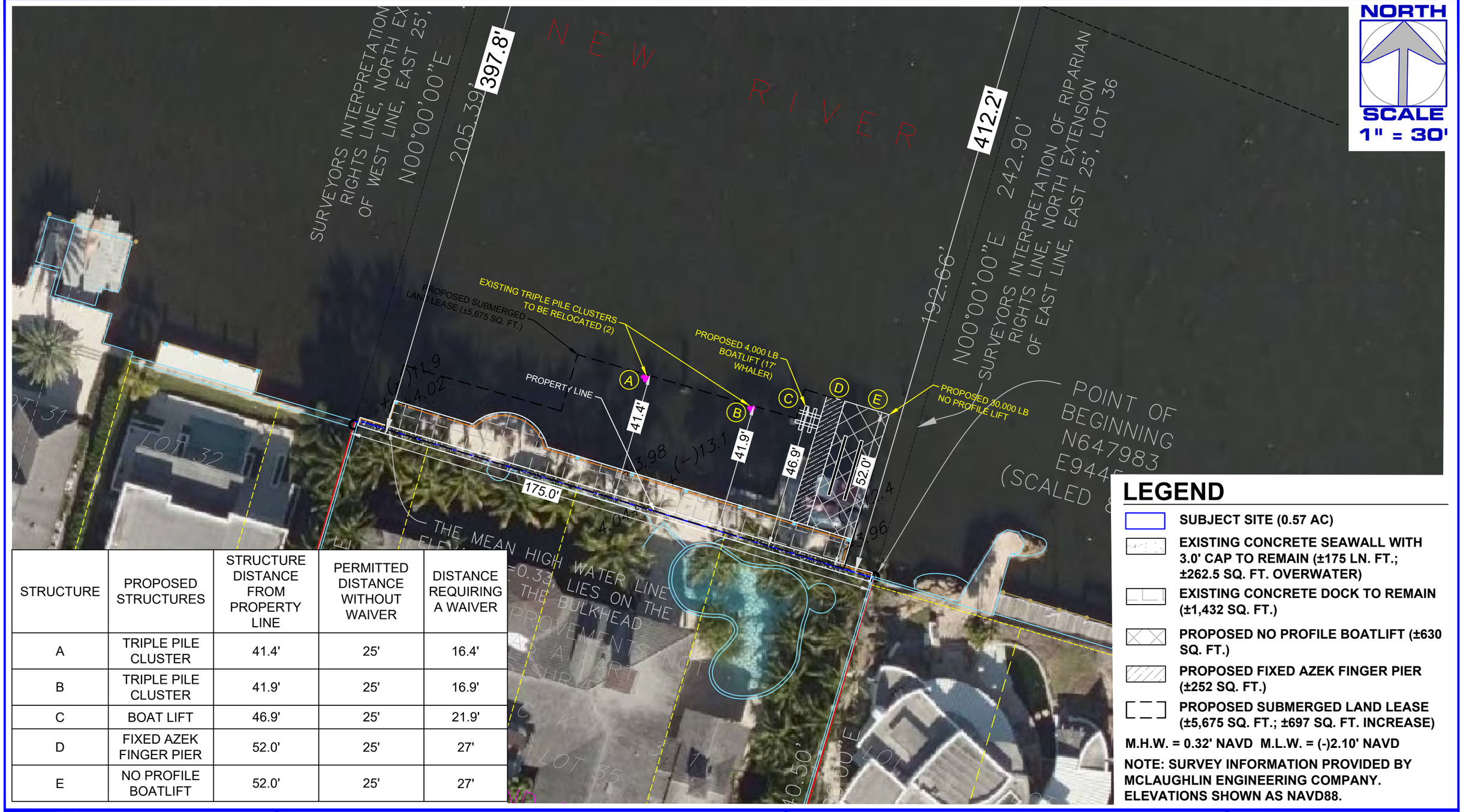
1801 SE 7TH STREET

PREPARED FOR:

MR. KURT ZIMMERMAN

DISTANCE AERIAL - PROPOSED

Date:	Sheet :	of :
8/13/2020	2	3
Proj No.: 08-0054.003		



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1801 SE 7TH STREET

PREPARED FOR:

MR. KURT ZIMMERMAN

DISTANCE AERIAL - PROPOSED

Date:	Sheet :	of :
8/13/2020	3	3
Proj No.: 08-0054.003		

EXHIBIT IX
EXISTING WAIVERS IN THE VICINTY

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EXISTING WAIVERS IN THE VICINITY

ADDRESS	MAXIMUM DISTANCE
540 Lido Drive	45.5'
1627 SE 7th Street	47.2'
1725 SE 12th Street	63'
3 Harborage Isle Drive	43'
27 Isla Bahia Drive	30'
2418 Del Lago Drive	43'
2400 Del Lago Drive	36.3'
2412 Del Lago Drive	49'
2430 Del Lago Drive	50'
2412 Laguna Drive	49'
2418 Laguna Drive	43'
2430 Laguna Drive	50'
Subject Site	**52'**

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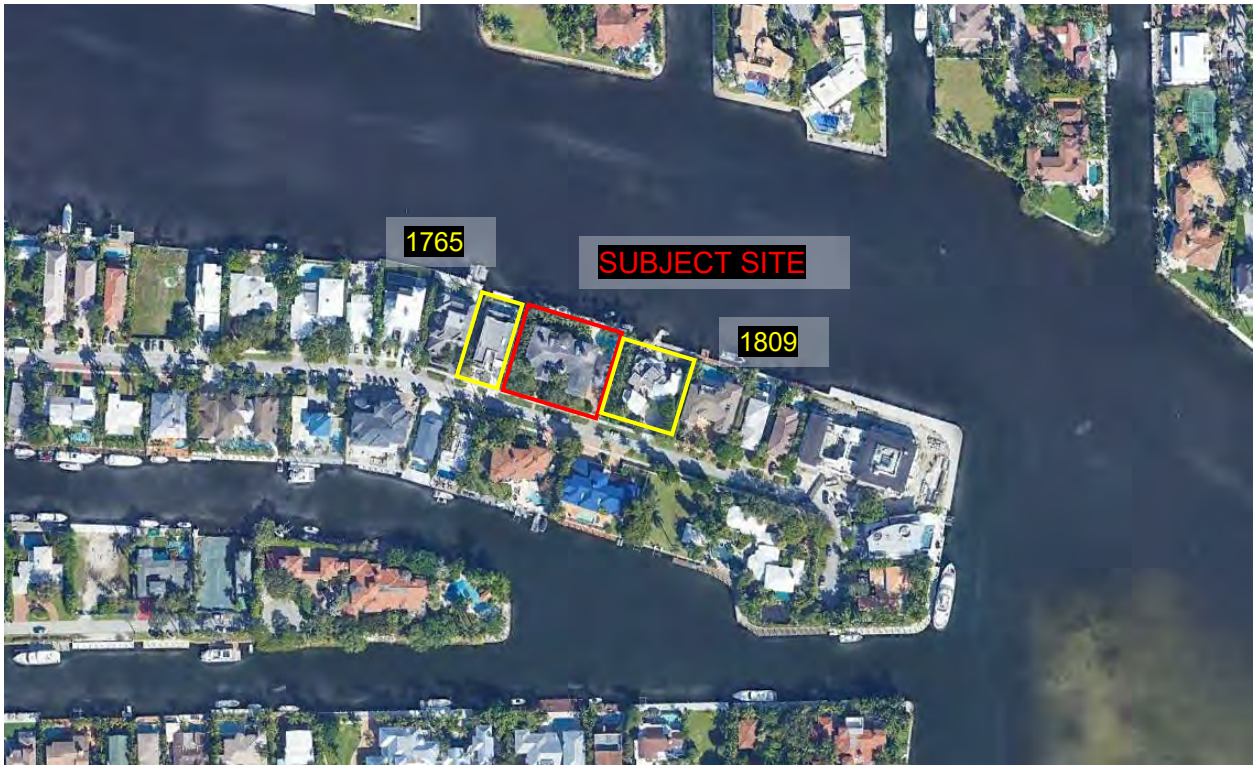
EXHIBIT X
LETTERS OF SUPPORT

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

LETTERS OF SUPPORT



ADDRESS	OWNER
1765 SE 7th Street	Susan & Laurence Maurer
1809 SE 7th Street	Jennifer & Jeremy Jackson

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

July 29, 2020

Mr. and Mrs. Kurt Zimmerman
1801 SE 7th St
Fort Lauderdale, FL 33316

RE: 1801 SE 7th Street

City of Fort Lauderdale Waiver Request

Dear Mr. and Mrs. Zimmerman,

I have reviewed the attached plans (Attachment A), for the proposed project to install a fixed azek finger pier, install a floating dock with gangway, install a 30,000 lb no profile boat lift, install a 4,000 lb boat lift, and relocate two (2) triple pile clusters, beyond 25 feet from the property line into the New River. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 1765 SE 7th Street, and support the project as proposed.

Sincerely,

Laurence and Susan Maurer
1765 SE 7th Street
Fort Lauderdale, FL 33316

July 29, 2020

Mr. and Mrs. Kurt Zimmerman
1801 SE 7th St
Fort Lauderdale, FL 33316

RE: 1801 SE 7th Street
City of Fort Lauderdale Waiver Request

Dear Mr. and Mrs. Zimmerman,

I have reviewed the attached plans (Attachment A), for the proposed project to install a fixed azek finger pier, install a floating dock with gangway, install a 30,000 lb no profile boat lift, install a 4,000 lb boat lift, and relocate two (2) triple pile clusters, beyond 25 feet from the property line into the New River. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 1809 SE 7th Street, and support the project as proposed.

Sincerely,

Jennifer and Jeremy Jackson
1809 SE 7th Street
Fort Lauderdale, FL 33316

ITEM VII

MEMORANDUM MF NO. 20-12

DATE: August 17, 2020

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: September 3rd, 2020 MAB Meeting – Commercial Dock Rates

At the August 6th, 2020 MAB meeting, under Old/New Business, the financial impacts of Covid 19 on the Commercial Dockage industry was discussed. A recommendation was brought forth by a board member that the City provide a form of financial relief to its commercial tenants at the City's docks due to their decreased revenues. Thereafter, a discussion ensued at which it was suggested that Board discuss this topic a future MAB.

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Jonathan Luscomb, Supervisor of Marine Facilities

ITEM VIII

MEMORANDUM MF NO. 20-11

DATE: August 17, 2020

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: September 3rd, 2020 MAB Meeting – Gray/Blackwater Management

At the February 6th, 2020 MAB meeting, the MAB made the following Communication to Commission:

Motion made by Mr. Berry, seconded by Mr. Morley, to request the City Commission form a subcommittee of the Marine Advisory Board, to be formed by the members of the Marine Advisory Board and City-appointed subject matter experts, to study current and suggest future regulations as to proper pumping and management of gray and black water from vessels within the City. In a voice vote, the motion passed unanimously.

At the March 3rd, 2020 City Commission conference meeting, the Communication was discussed. Although the Commission did not authorize the formation of a subcommittee, the Commission suggested that the MAB come back with a 'solution' for their consideration. The City Manager's office indicated that the appropriate City Staff could work with a MAB representative on this issue.

The MAB discussed the concept of requiring larger waterfront dockage installations to install pump-out systems. However, concerns were expressed specific to how this regulation could be applied to property owners who do not own boats. This topic is on the agenda for your consideration.

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Jonathan Luscomb, Supervisor of Marine Facilities